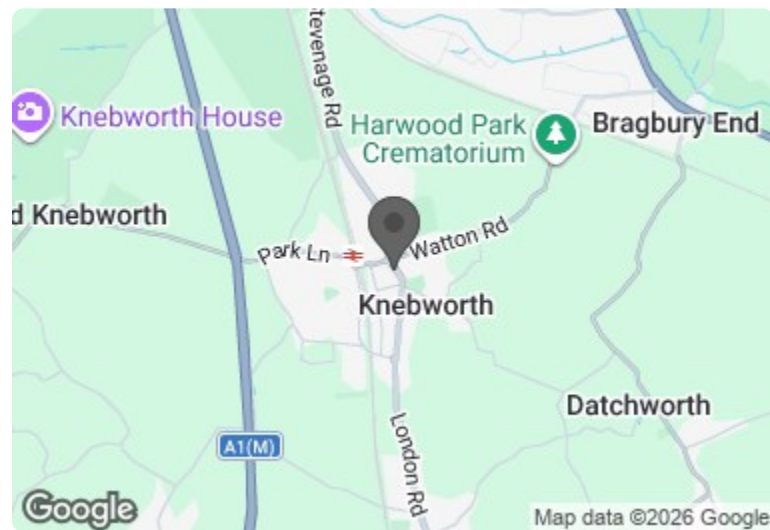


**Second Floor**  
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 The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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**35 Lowe House**

London Road, Knebworth, SG3 6EU



**PRICE REDUCTION**

**Asking price £220,000 Leasehold**

A well presented one bedroom second floor apartment situated within a popular MCCARTHY STONE retirement living plus development, Lowe House. Furniture can be included. A fantastic opportunity to join a VIBRANT retirement COMMUNITY with onsite RESTAURANT, as well as CARE and SUPPORT services available.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Low House, London Road, Knebworth

## 1 Bed | £220,000

PRICE  
REDUCED

### Low House

Low House is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. Our on-site bistro is perfect for those days that you don't want to cook for yourself providing freshly cooked meals every day. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

### Local Area

There's certainly a lot going on in Knebworth. This tranquil, prosperous and well-maintained Hertfordshire village harbours a wealth of culture and community life that would easily rival most large towns.

All of life's essentials are comfortably close by, with a wide variety of shops and services, including a pharmacy; library; doctor's surgery and dentist. Foodies are well catered-for with Knebworth enjoying highly-rated restaurants and excellent pubs. Sports enthusiasts will be completely spoilt for choice here - as well as the local walking group, there are also dedicated clubs for bowling; cricket; football; badminton; archery; karate and tennis, not forgetting the local golf club. Welwyn Garden City is less than six miles away, and the nearby A1 motorway offers fast access to the larger shopping centres of Stevenage and Hertford. Knebworth train station provides a half-hourly service to London Kings Cross in around 35 minutes, as well as services to Cambridge and Peterborough.

### Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and shower room

### Living Room

A spacious lounge with the benefit of a large window incorporating a French door opening inwards to reveal a Juliet balcony. The room provides ample room for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling points and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Modern kitchen with a range of white high gloss units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the auto opening window with fitted blind. Inset waist height (for minimal bend) Bosch electric oven with built in microwave above. Four ring electric Bosch hob with glass splash back and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

### Bedroom

A generous bedroom benefitting from a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling point and raised electric power sockets.

### Shower Room

Fully fitted modern wet room style with thermostatically controlled shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

### Service Charge Breakdown

- Onsite Estate Manager and team
- 24-hour emergency call system
- 1 hrs domestic assistance per week
- Onsite restaurant

- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £12,462.26 for the financial year ending 28/02/2027.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to.

### Lease Information

Lease: 999 years from 1st Jan 2020

Ground rent: £435 per annum

Ground rent review date: 1st Jan 2035

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

