



McCarthy & Stone

RESALES



36 Park House Old Park Road, Hitchin, SG5 2JR  
Asking price £440,000 Leasehold

For further details  
please call 0345 556 4104



# 36 Park House Old Park Road, Hitchin, SG5 2JR

STUNNING retirement apartment with a WALK-OUT BALCONY. Modern kitchen with built in appliances, TWO DOUBLE BEDROOMS and WET ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, communal conservatory and lounge where SOCIAL EVENTS take place.

## Park House

Park House in Hitchin has been specifically designed for the over 70's and is fully equipped to support those looking for a little more support. The town of Hitchin is well placed for those who enjoy a trip into the capital as the railway station operates regular services direct to London Kings Cross. For those seeking adventures abroad, Luton Airport is just under 10 miles away by car. Park House is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its 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 hour of 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 - provided by the Your Life Care & Management team. The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and day trips. 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 bathrooms and main bedroom.

Homeowners can enjoy a great array of activities including the popular Choir Group, Film nights, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. The development has a fantastic conservatory in addition to the homeowners lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with friends and family. 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). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over. We are delighted to offer to the market this immaculate two bedroom, ground floor apartment that benefits from a private patio area overlooking the beautiful communal gardens and conservatory. The apartment has had a 'Kinetico 2020C' water softener fitted.

## Entrance Hall

Front door with spy hole leading to a spacious hallway. Door leading to a large walk in storage cupboard. Wall mounted thermostat control for

the underfloor heating. The 24- hour Tunstall emergency pull cord system is located in the hall. Doors leading to Livingroom, Bedrooms and Shower Room.

## Living Room

This immaculate living room benefiting from a double glazed door providing access to a walk-out balcony overlooking the communal gardens. Feature fire place and surround and ample space for dining. TV point with sky+ connectivity. Telephone point. A range of power points. Underfloor heating will wall mounted thermostat control, ceiling lights , fitted carpets and curtains. Part-glazed double doors leading to kitchen.

## Kitchen

Fitted with a range of modern wall and base units and pan drawers with a roll top worktop with ceramic tiles above. A double glazed window sits above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer, built in electric oven with space for a microwave over. Electric hob with tiled splash-back and chrome chimney hood above. Free standing washer/dryer. Down lights beneath wall mounted cupboards. Tiled floor and under-floor heating.

## Master Bedroom

A beautifully presented master bedroom benefitting from a double glazed window overlooking the communal gardens. Walk-in wardrobe providing ample hanging rails, shelving and storage. Two ceiling lights, fitted carpets and curtains. TV and phone point and a range of raised electricity points. Underfloor heating with wall mounted thermostat control.

## Second Bedroom

An immaculate and spacious bedroom that could be used as a dining room/home office with views over the communal garden. Two ceiling lights, fitted carpets and curtains. Range of raised electricity points. Underfloor heating with wall mounted thermostat control.

## Shower Room

Fully tiled modern fitted suite comprising; vanity unit wash hand basin with mirror above; WC; Level entry 'wet room' shower with support rails and curtain. Chrome heated towel rail. Emergency pull-cord, ceiling spotlights, floor tiling.

## Service Charge (breakdown)

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease Information

125 years from 1st Jan 2015

## Ground Rent

£510 per annum

## Parking Permit (subject to availability)

Car parking permits are available on a first come, first served basis. Please speak to your Estates Manager for more details.

## Apartment Overview

This superb two bedroom apartment offers many features including a spacious living room with access to a balcony enjoying garden views. The modern kitchen has built in appliances. Master bedroom has a walk-in wardrobe, second double bedroom would also be perfect for use as a dining room or study. A contemporary wet room completes this lovely apartment.









Total floor area 72.6 sq.m. (781 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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