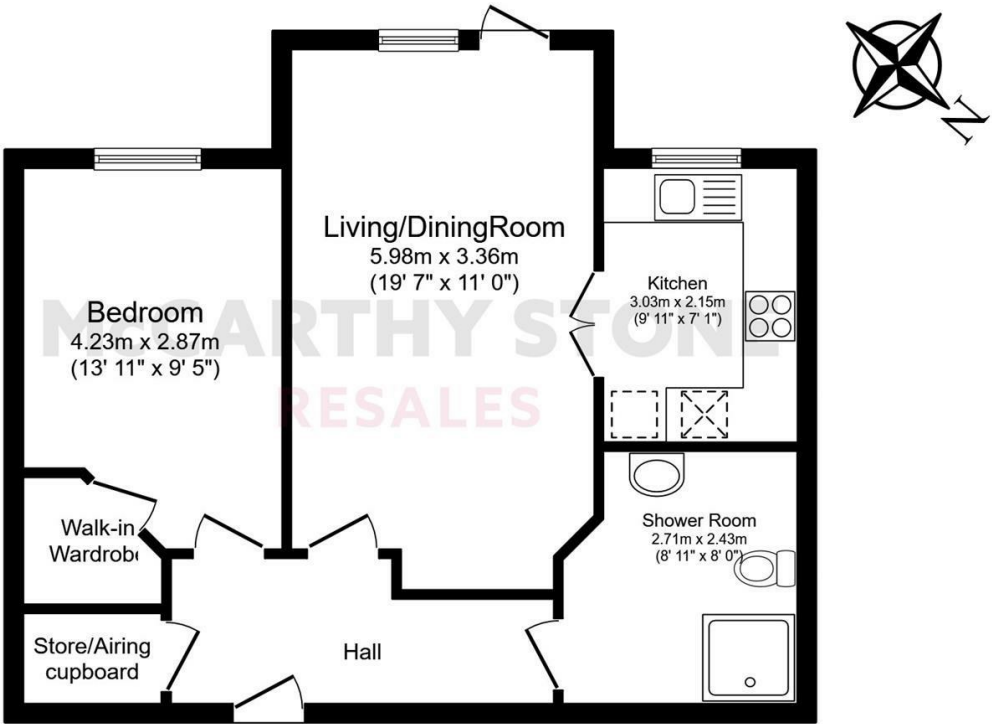


14 Park House

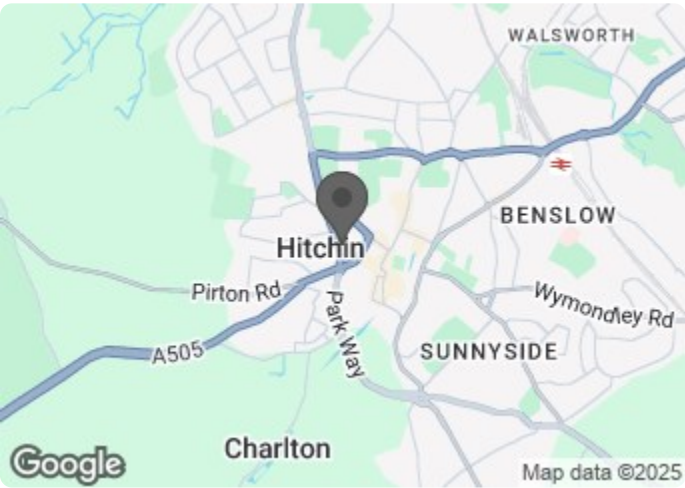
Old Park Road, Hitchin, SG5 2JR



Total floor area 55.2 sq.m. (595 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.

Powered by focalagent.com

Council Tax Band: B



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



Asking price £350,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF PARK HOUSE - BOOK NOW!  
SUPERBLY PRESENTED one bedroom, ground floor retirement apartment benefitting from a SPACIOUS living room with a PATIO AREA and a pathway leading to the COMMUNAL GARDENS. The development offers EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens, conservatory and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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# Park House, Old Park Road, Hitchin

## 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 Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

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 from Film nights, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. The development has a 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 of age or over.

## Apartment Overview

Delightful and bright apartment, The spacious living room has double glazed doors leading to a patio area and pathway to the communal gardens. The modern kitchen has built in appliances, the bedroom has a fabulous walk-in wardrobe, and the contemporary wet room completes this wonderful apartment.

## Entrance Hall

Front door with spy hole leads to the spacious entrance hall.



24-hour Tunstall emergency response pull cord system is situated in the hall. Walk in storage /airing cupboard. Underfloor heating runs throughout the apartment. Emergency call module. Doors leading to Shower Room, Bedroom, and Living Room.

## Living Room

Bright and spacious living room benefitting from having double glazed door with full height window leading to a patio area with access to the communal gardens. TV point with sky+ connectivity, telephone point, range of power points. Wall mounted under floor heating thermostat. Two light fittings, Part-glazed double doors leading to kitchen.

## Kitchen

Range of wall and base units and pan drawers with a roll top worksurface and tiling over. A double glazed, electronically controlled window sits above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer. Built in electric oven. Electric hob with tiled splash-back and chrome extractor hood above. Down lighters beneath wall mounted cupboards. Tiled floor and under-floor heating.

## Bedroom

Spacious bedroom with a double glazed window. TV and telephone point. A range of power sockets. Walk in wardrobe providing hanging rails and shelving. Central ceiling light fitting, wall mounted under floor heating thermostat. Emergency pull-cord.

## Wet Room

Fully tiled modern fitted suite comprising; vanity unit wash hand basin with mirror above; WC; Level entry shower with support rail and curtain. Wall mounted towel rail. Emergency pull-cord. Underfloor heating.

## Service Charge (breakdown)

- 1 hour domestic assistance
- 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



# 1 bed | £350,000

- 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 Estate 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 Estate Manager.

Annual Service charge: £10,459.18 per year (for financial year ending 30/9/2026).

## Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st Jan 2030

## Lease Length

125 years from 1st Jan 2015.

## Additional Services and Information

- \*\* Entitlements Advice\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.
  - \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
  - \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
  - \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.
- Speak to your Property Consultant for more details.
- Ultrafast Full Fibre Broadband
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

