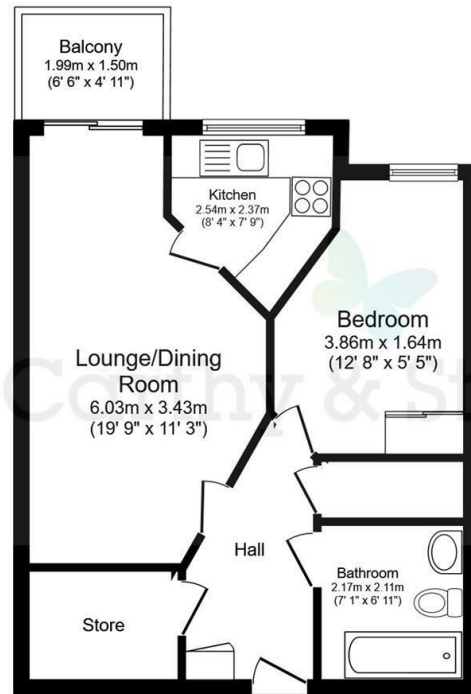


37 George House

Primett Road, Stevenage, SG1 3EE

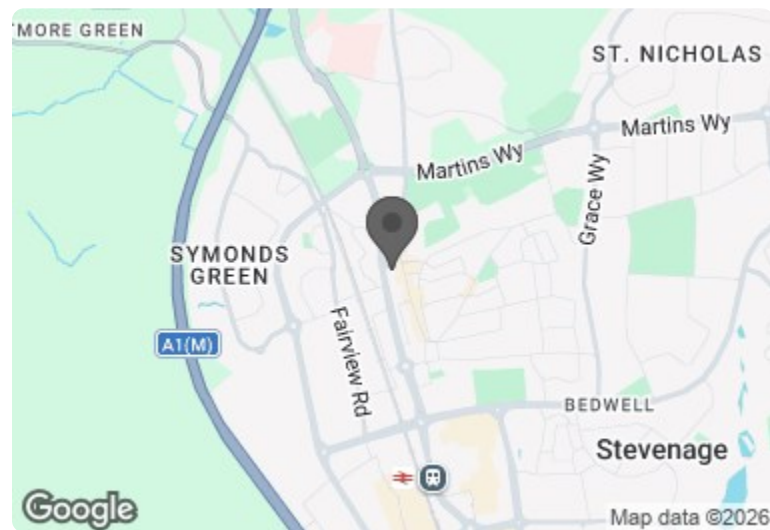
PRICE REDUCED



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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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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	



PRICE REDUCTION

Price £245,000 Leasehold

A beautifully presented one bedroom apartment with a WALK-OUT BALCONY situated within a popular MCCARTHY & STONE retirement living development.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

Call us on 0345 556 4104 to find out more.

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



George House, Primett Road, Stevenage,

1 Bed | £245,000

PRICE
REDUCED

Summary

"Nothing but good things to say about George House, Stevenage. Most friendliest and welcoming retirement home I have ever step foot in. Sue the House Manager was absolutely brilliant!" George House has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in lounge, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge, function room (For hire at £25), reading room, and other communal areas are also covered in the service charge. For your peace of mind the development has TV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge with a East and West facing roof terrace provides great space to socialise 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) which has an en-suite shower room, tea and coffee making facilities and a TV. The development also features plug for electric cars for residents use and also the disabled visitor parking place.

Local Area

The charming town of Old Stevenage has a lot to offer with its historic High Street and pedestrianised centre lined with a variety of shops, cafés and restaurants and other essential amenities. The heart of the town is just a few minutes walk from George House with a Tesco Express to easily meet your daily requirements. For a tasty lunch or coffee with friends visit On the Green restaurant, a beautiful Grade II listed building opposite the bowling green or the elegant Cromwell Hotel – a 16th century farmhouse serving locally sourced foods. Homeowners can enjoy quick and convenient access to surrounding areas including Hitchin, Letchworth, Welwyn Garden City and Knebworth. With a variety of shopping facilities and services in the local town centre, George House will make for an ideal place in which to enjoy your retirement.

Entrance Hall

Solid oak door with spy hole and letter box leads in to entrance hall. The emergency speech module is wall mounted within the hall. Security door entry system. Door to walk in utility room / storage cupboard with plumbing for a washing machine and tiled flooring. Ceiling downlights and laminate flooring. All other doors leading to; lounge, bedroom and shower room.

Lounge

The generously sized lounge provides ample room for dining and has the benefit of a door leading onto a walk out balcony. Sky TV point (subscription fees may apply), telephone points, two decorative ceiling light points, raised electric sockets and laminate flooring. Part glazed wooden door leading to separate kitchen.

Kitchen

Stylish modern kitchen with fitted base and wall units finished in a white high gloss and roll top work surfaces. Double glazed window with blind and remote opener sits above the sink with mixer tap and drainer. Built in waist height (for minimal bend) Bosch oven with matching microwave above. Four ringed hob with splash back and extractor hood. Integrated fridge/freezer and dishwasher. Ceiling and under (wall) unit spot lighting and ceramic floor tiles.

Bedroom

Double bedroom features a walk in wardrobe with fitted hanging rails and shelving and additional white wooden fitted furniture. TV and telephone point, ceiling light point, raised electric sockets and laminate flooring

Shower Room

A large modern en-suite comprising; walk in double shower with glass screen and support rail, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail. Ceiling spot lights. Ceramic floor tiles. Emergency pull-cord.

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,231.88 for financial year ending 30/06/2026.

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g Attendance Allowance £3,500-£5,200)'.
Parking Permit Scheme (subject to availability) The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

This apartment is available both furnished or unfurnished, depending on the purchasers preference. Please note, the artificial grass on the balcony has been removed since the photograph was taken.

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

**** 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.

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

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Lease Information

Lease length: 999 years from 1st June 2016

Ground rent: £435 per annum

Ground rent review: 1st June 2031

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

