

**PRICE REDUCTION**



**McCarthy & Stone**  
**RESALES**



**28 Park House, Old Park Road, Hitchin, SG5 2JR**  
**Asking price £324,995 LEASEHOLD**

**For further details**  
**please call 0345 556 4104**

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

A beautifully presented one bedroom retirement apartment on the first floor. ONE HOUR OS DOMESTIC ASSISTANCE INCLUDED PER WEEK. Homeowners can enjoy a great array of activities from Film nights, Bingo, Games nights, Tea & Cake.

## 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. 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.

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. In addition to the 1 hour of domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges).

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.

## Local Area

Park House is conveniently located in the heart of Hitchin town centre, boasting an abundance of shops and super markets. Waitrose is opposite the development and Sainsbury's, Iceland and Asda can also be found close by. 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.

## Entrance Hall

Door leading to a walk in storage cupboard. Wall mounted thermostat control for the underfloor heating. Emergency call module. Doors leading to Shower Room, Bedroom, and Living Room.

## Living Room

This immaculate living room benefits from having a large double glazed window. TV point with sky+ connectivity. Telephone point. A range of power points. Underfloor heating. Part-glazed double doors leading to kitchen.

## Kitchen

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. 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 benefitting from a patio door leading onto a private balcony. TV and telephone point. A range of power sockets. Walk in wardrobe with shelves and hanging rails. Central ceiling light fitting. Underfloor heating. Emergency pull-cord.

## Wet Room

Fully tiled modern fitted suite comprising; vanity unit with wash hand basin and mirror above; WC; Shower with grab rails. Wall mounted towel rail. Emergency pull-cord. Underfloor heating.

## Service Charge

- 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
- 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.

## Lease Information

125 years from 1st Jan 2015.

## Ground Rent

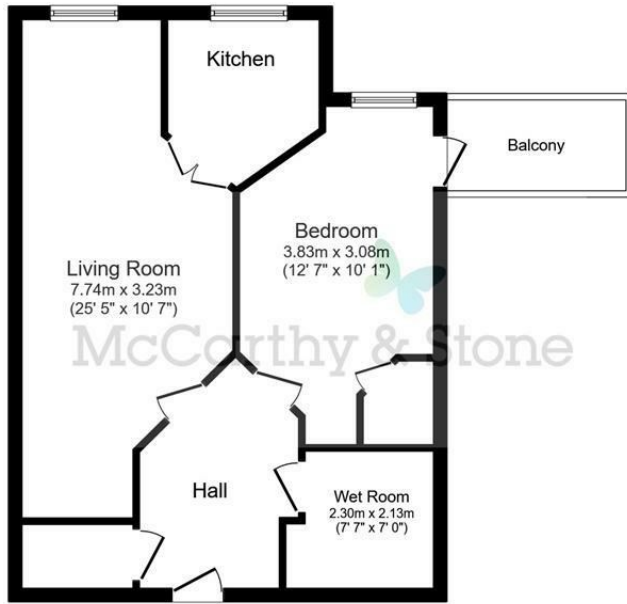
Annual fee - £435

## Car Parking

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.







**Floor Plan**

Total floor area 54.0 sq. m. (581 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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