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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE  
RESALES

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All purchases will be subject to contract terms.  
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McCARTHY STONE  
RESALES

37 GEORGE HOUSE,  
PRIMETT ROAD, STEVENAGE, SG1 3EE



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

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, reading room, and other communal areas are also covered in the service charge.

ASKING PRICE £285,000 LEASEHOLD

For further details, please call 0345 556 4104  
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# GEORGE HOUSE, PRIMETT ROAD, STEVENAGE, HERTFORDSHIRE, SG1 3EE

## SUMMARY

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 rood 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.

## 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, banks 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 with astro turf lawn. 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 heigh (for minimal bend) Bosch oven with matching microwave above. Four ringed hob with splash back and extractor hood. Integrated fridge/freezer. 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

# 1 BED | £285,000

## 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.

## 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.

## LEASE INFORMATION

Lease Length: 999 years from 1st June 2016

Ground Rent: £425 per annum

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

