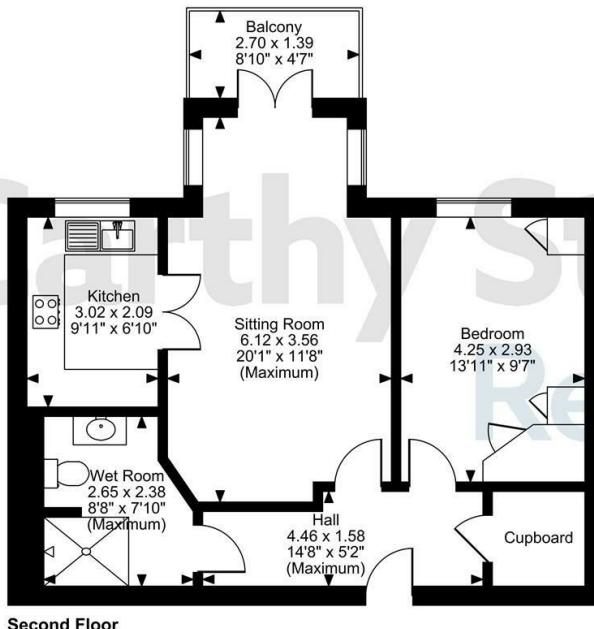


Park House, Old Park Road, Hitchin  
Approximate Gross Internal Area  
592 Sq Ft/55 Sq M  
Balcony external area = 40 Sq Ft/4 Sq M

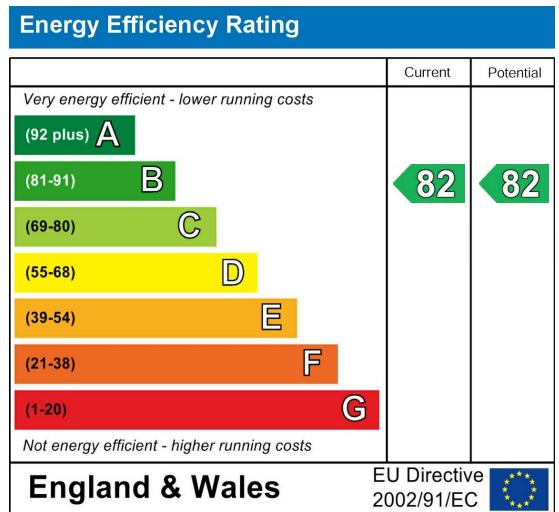


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



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## 31 Park House

Old Park Road, Hitchin, SG5 2JR



**Asking price £345,000 Leasehold**

A bright and sunny SOUTH FACING one bedroom apartment benefitting from a WALK-OUT BALCONY located on the first floor of a popular MCCARTHY STONE retirement living plus development. Park House offers EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens, conservatory and communal lounge where SOCIAL EVENTS take place.

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

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Park House, Old Park Road, Hitchin

1 Bed | £345,000

## 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.

## 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 wet room, living room and bedroom.

## Living Room

Spacious and sunny south facing living room benefits from having French doors which allow lots of natural light in and also leads to a walk out balcony with side elevation outlook. The room provides ample space for dining. TV point with sky+ connectivity, telephone point, two ceiling light points and a range of power points. Wall mounted under floor heating thermostat. Part-glazed double doors leading to kitchen.



## Kitchen

Range of wall and base units and pan drawers with a roll top work surface and tiling over. A south facing window with blind sits above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer. Waist height electric oven with side opening door and space above for a microwave. Four ring 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 south facing window providing outlook over the side elevation. Door leads to a walk in wardrobe providing hanging rails and shelving. The room also provides two further built in wardrobes with mirror fronted doors. TV and telephone point, central ceiling light and a range of power points. Wall mounted under floor heating thermostat. Emergency pull-cord.

## Wet Room

Fully tiled modern fitted suite comprising; level entry shower with support rail and curtain, vanity unit wash hand basin with mirror above; WC, 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
- 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 Estate Manager.

Service charge: £9,894.36 (for financial year end 30/09/2025). Ask about our FREE ENTITLEMENTS SERVICE to find out what

benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## 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.

## Lease Information

Lease Length: 125 years from 1st Jan 2015.

Ground rent: £435 per annum

Ground rent review: 1st Jan 2030

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information speak with our Property Consultant today.
- 
- Full Fibre & Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

