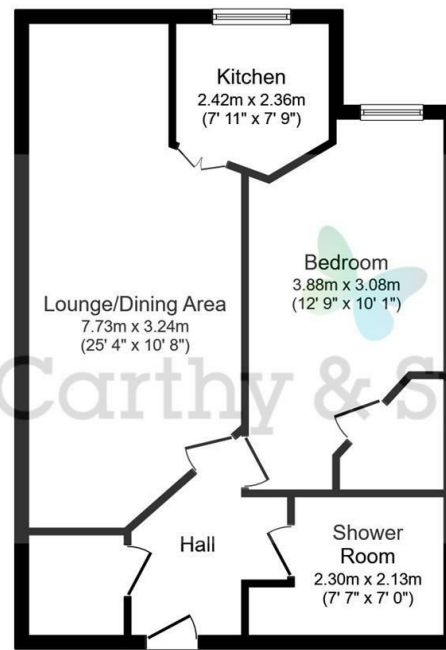


# McCARTHY STONE RESALES

## 51 PARK HOUSE

22-27 OLD PARK ROAD, HITCHIN, SG5 2JR

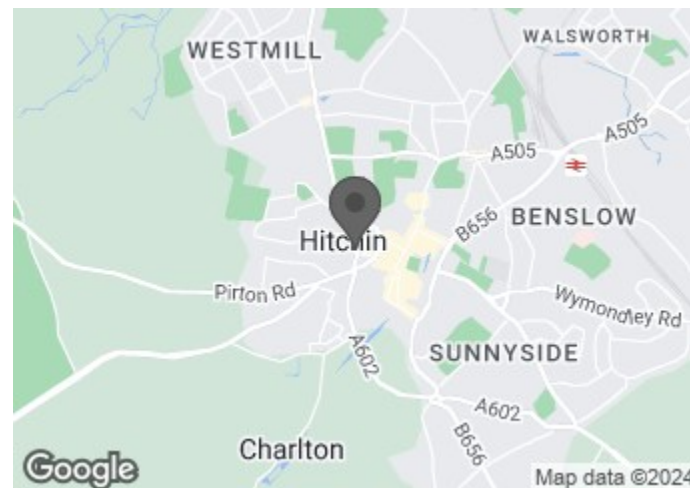


Floor Plan

Total floor area 57.0 sq. m. (614 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



**COUNCIL TAX BAND: B**



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



# McCARTHY STONE RESALES

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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF PARK HOUSE - BOOK NOW!

A WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT BENEFITING FROM A SPACIOUS LIVING ROOM WITH A JULIET BALCONY ~Built by McCarthy & Stone~

**PRICE REDUCTION**

**ASKING PRICE £265,000 LEASEHOLD**

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

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

# 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 Estates 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. 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 including the popular Choir Group, Film nights, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. The development has a fantastic conservatory in addition to the 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 or of age or over.

## ENTRANCE HALL

Front door with spy hole leading to a spacious hallway. Door leading to a large walk in storage cupboard. Wall mounted thermostat control for the underfloor heating. The 24- hour Tunstall emergency pull cord system is located in the hall. Doors leading to Lounge, Bedrooms and Shower Room.

## LIVING ROOM

This immaculate living room benefiting from a Juliet balcony. Feature fire place and surround and ample space for dining. TV point with sky+ connectivity. Telephone point. A range of power points. Underfloor heating. Part-glazed double doors leading to kitchen

## KITCHEN

Fitted with a range of modern wall and base units and pan drawers with a roll top worktop with ceramic tiles above. Two double glazed windows sit above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer, built in electric oven with space for a microwave over. Electric hob with tiled splash-back and chrome chimney hood above. Down lights beneath wall mounted cupboards. Tiled floor and under-floor heating.

## BEDROOM

A beautifully presented bedroom benefitting from a double glazed window. Ceiling lights. TV and phone point and a range of raised electricity points. Door leading to a large walk-in wardrobe providing plenty of shelving, hanging rails and storage.

# 1 BEDROOMS £265,000

## SHOWER ROOM

Fully tiled, wet room style suite ; vanity unit wash hand basin with mirror above; WC; Level entry shower with support rails. Wall mounted towel rail. Emergency pull-cord. Underfloor heating, floor tiling.

## SERVICE CHARGE

over the communal garden.

- 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 House 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.

Service charge: £8,166.24 per annum (for financial year end 30/09/2023).

## LEASE INFORMATION

125 years from 1st Jan 2015

## CAR PARKING SCHEME

Car parking permits are available on a first come, first served basis. Please speak to your Estates Manager for more details.

## GROUND RENT

Ground rent: £435 per annum

Ground rent review date: Jan 2030

