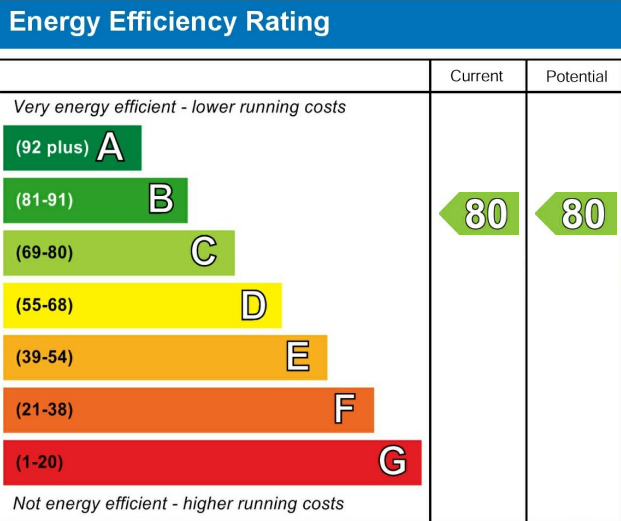


Total floor area 74.6 m² (803 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
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COUNCIL TAX BAND: C



McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

4 PARK HOUSE
OLD PARK ROAD, HITCHIN, SG5 2JR



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF PARK HOUSE -
BOOK NOW! WELL PRESENTED GROUND FLOOR APARTMENT in a
popular MCCARTHY STONE DEVELOPMENT exclusively for the over 70's.
Easy access to Waitrose and Hitchin town centre.

PRICE REDUCTION
ASKING PRICE £400,000 LEASEHOLD

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PARK HOUSE, 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. 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 or of age or over.

ENTRANCE HALL

The front door, equipped with a spy hole, opens to a generous hallway. A door opens to a sizable walk-in storage cupboard. The wall-mounted thermostat controls the underfloor heating.



The hall houses the 24-hour emergency pull cord system. Further doors lead to the living room, bedrooms, shower room, and cloakroom.

LIVING ROOM

This pristine living room features a fireplace with a decorative surround and spacious dining area. It includes a TV point with Sky+ connectivity, a telephone point, and multiple power outlets. The room is equipped with underfloor heating and a double-glazed window. Part-glazed double doors provide access to the kitchen.

KITCHEN

The kitchen is equipped with modern wall and base units, including pan drawers, topped with a roll-top worktop and ceramic tiles above. A double-glazed window is positioned above a stainless-steel sink and drainer, complete with a mixer tap. It features fully integrated appliances such as a fridge and freezer, a built-in electric oven, and an electric hob with a tiled splashback and a chrome chimney hood overhead. Downlighters are installed beneath the wall-mounted cupboards, and the flooring is tiled with under-floor heating for added comfort.

BEDROOM 1

The master bedroom, beautifully presented, features a double-glazed window and a side door that opens onto a patio area. It includes built-in wardrobes, a TV and phone point, and a selection of elevated electrical outlets.

BEDROOM 2

A pristine and roomy bedroom featuring a double-glazed window. It includes a walk-in wardrobe equipped with hanging rails and shelving.

SHOWER ROOM

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

CLOAKROOM

Fully tiled cloakroom with hand basin and vanity unit with mirror over. WC .

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas



2 BEDROOMS £400,000

- 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 House Manager.
Annual Service charge £12,643.08 for financial year ending 20th September 2024.

GROUND RENT

Lease: 999 years from 1st June 2017
Ground rent: £450 per annum
Ground rent review: 1st Jan 2032

CAR PARKING PERMIT (SUBJECT TO AVAILABILITY)

Annual Fee - £250
Car parking permits are available on a first come, first served basis. Please speak to your House Manager for more details.

ADDITIONAL INFORMATION & SERVICES

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

MOVING MADE EASY

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.

