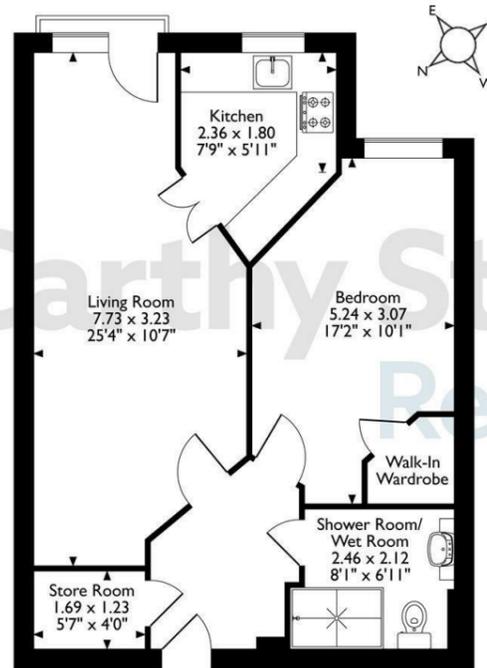


Park House, Apartment 51, Old Park Road, Hitchin, Hertfordshire  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehous. Unauthorised reproduction prohibited. Drawing ref. dg/8661137/DST.

## 51 Park House

22-27 Old Park Road, Hitchin, SG5 2JR



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.



## Asking price £249,999 Leasehold

A well presented one bedroom second floor apartment with Juliet balcony from the lounge.

Park House is a McCarthy Stone retirement living plus development with onsite 24/7 staffing, domestic assistance, restaurant and communal lounge and garden.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

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

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

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

## 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 which runs throughout. The 24- hour Tunstall emergency pull cord system is located in the hall. Doors leading to Living Room, Bedroom and Shower Room.

## Living Room

This bright living room has the benefit of a large window which allows lots of natural light and incorporates a French door leading to a Juliet balcony with outlook towards Old Park Rose. The room provides ample space for dining and has a feature fire place and surround which is an attractive focal point. TV point with sky+ connectivity, telephone point, two ceiling lights and a range of power points. 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. The window 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. Ceiling spot lights and under pelmet lighting.

## Bedroom

A generously sized bedroom with outlook towards the front elevation. Door leading to a large walk-in wardrobe providing shelving, hanging rails and storage. TV point with sky+ connectivity, telephone point, two ceiling lights and a range of power points. Emergency pull-cord.

## Shower Room

Fully tiled and fitted wet room style suite comprising a level entry shower with support rail and curtain, vanity unit wash hand basin with mirror above, WC and wall mounted towel rail. Emergency pull-cord.

## Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds

# 1 Bed | £249,999

- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

Annual Service charge: £10,459.18 for financial year ending 30/09/2026. 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.

\*Free Entitlement Service\* Check out benefits you may be entitled to.

## Lease Information

Lease: 125 years from 1st Jan 2015  
Ground rent: £435 per annum  
Ground rent review 1st: Jan 2030

## Car Parking Scheme

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

## Moving Made Easy & Additional Services

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.
  - 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

