



Old Park Road

Park House | Hitchin | Hertfordshire | SG5 2JR

www.stonegate-estates.co.uk



OLD PARK ROAD

Property Description

A well presented retirement apartment that forms part of this highly regarded and prestigious assisted living development. This attractive second floor one bedroom home is extremely well placed for many local amenities and offers a Juliet balcony, a wet room and a walk in wardrobe.

The development assists those over the age of 70 and promotes their independence whilst providing the flexible support and assistance that they may need. Originally constructed by McCarthy & Stone and built to a high standard with many quality fittings including underfloor heating, heat recovery system and electrically operated kitchen windows. The accommodation features a wide entrance hall with a large built-in storage cupboard, spacious ceramic tiled bathroom, large double sized bedroom with a walk-in wardrobe, large sitting room with a Romeo and Juliet style balcony plus a fitted kitchen with built-in appliances.

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.

Service Charge • 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.

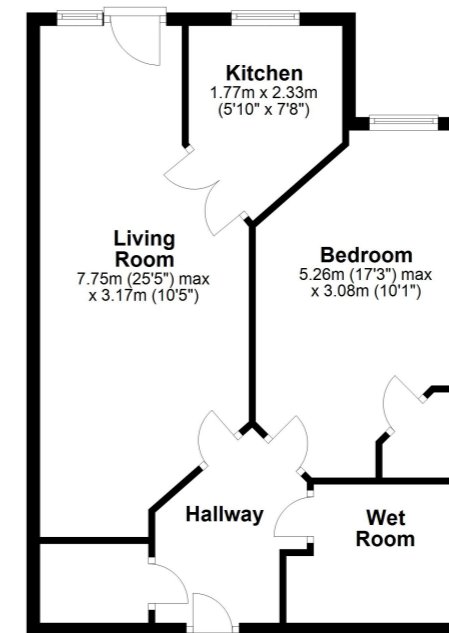
£265,000 Leasehold





Floor Plan

Approx. 54.7 sq. metres (588.8 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.
Plan produced using PlanUp.



- Town Centre Location
- Second Floor Retirement Apartment
- No Onward Chain
- Beautiful Finish Throughout
- Landscaped Gardens
- Lift to all Floors
- 24hr Assistance on site
- Dining Facilities
- Communal Lounge Area

EPC Rating: B

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