



**4 Park House**

Old Park Road, Hitchin, SG5 2JR



Total floor area 73.4 sq.m. (790 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). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>80</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		

**Asking price £425,000 Leasehold**

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

A BEAUTIFULLY presented two bedroomed retirement apartment. This apartment is located on the GROUND FLOOR and boasts direct access to a PATIO AREA from the lounge. Homeowners can enjoy a great array of activities from Film nights, Bingo, Games nights, Tea & Cake.

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

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

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# Park House, Old Park Road, Hitchin

2 bed | £425,000

## 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 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 bright and beautifully presented living room features a striking central fireplace, creating a warm and inviting focal point. Generously proportioned, the space offers a comfortable and relaxing setting with ample room for a dining area. Additional features include a TV point with Sky+ connectivity, a telephone point, and multiple conveniently positioned waist-height power outlets. The room also benefits from underfloor heating, a double-glazed window, and part-glazed double doors leading through to the kitchen.

## Kitchen

This modern kitchen features stylish wood-effect cabinetry and is fitted with a four-ring electric hob, complemented by a tiled splash-back and stainless-steel chimney extractor hood. A double-glazed window sits above the stainless-steel sink and drainer with mixer tap, allowing for plenty of natural light. The kitchen also benefits from an integrated fridge freezer and a built-in electric oven positioned at waist height for convenience with space for a microwave above. Additional features include under-cupboard downlighting, tiled flooring, and underfloor heating for added comfort.

## Bedroom 1

The spacious master bedroom benefits from a double-glazed window and a side door providing direct access to the patio area. Built in wardrobes positioned along the opposite wall offer ample storage space, while additional features include a TV point, telephone point, and a range of conveniently elevated power 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. There is also a medicine cabinet beside the towel ring giving the opportunity for more storage space.

## 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge £14,077.79 for financial year ending 30th September 2026

## 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.

- 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.

