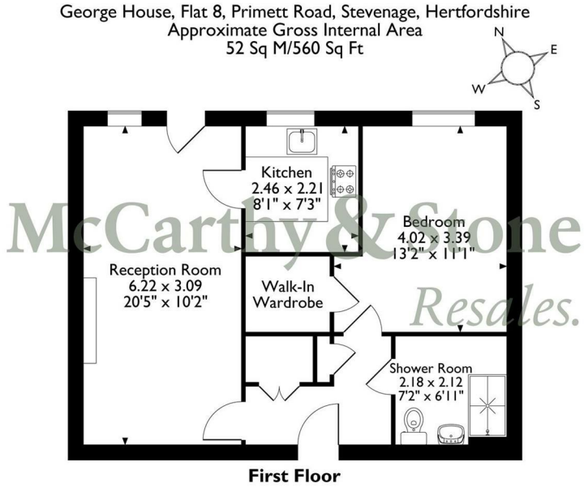
Excellent

Trustpilot

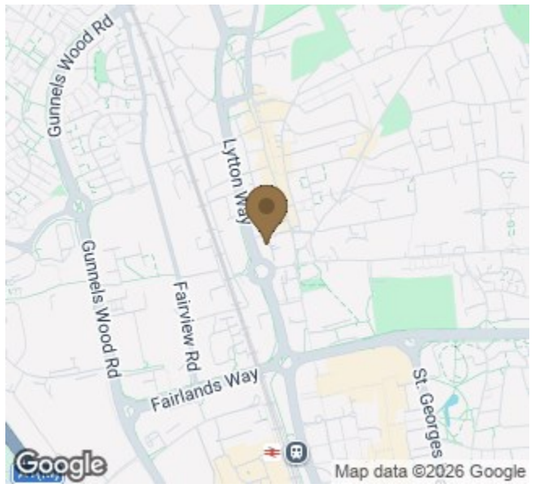
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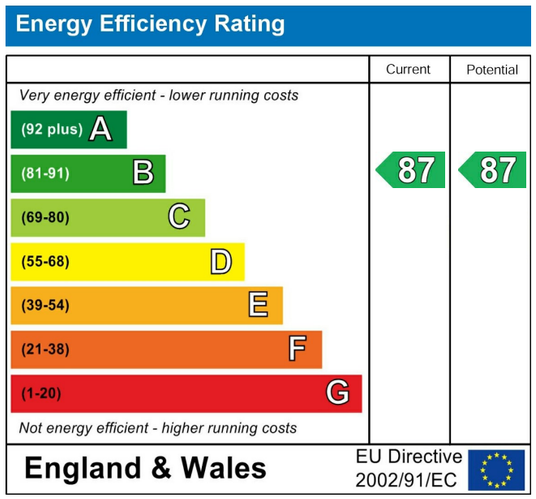
George House, Flat 8, Primett Road, Stevenage, Hertfordshire
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







8 George House

Primett Road, Stevenage, SG1 3EE

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 8 George House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager on-site during office hours
- Stunning Communal Roof Terrace
- 24-Hour emergency call systems
- Homeowners Lounge where social events take place
- Reading Room + Function Room
- Lift to all floors
- Flexible lifestyle support services available
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- Pet Friendly
- Energy Efficient

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 George House, Stevenage

1 | 1 | Asking price £250,000

Summary

"Nothing but good things to say about George House, Stevenage. Most friendliest and welcoming retirement home I have ever step foot in. Sue the House Manager was absolutely brilliant!"
George House has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in lounge, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge, function room (For hire at £25), reading room, and other communal areas are also covered in the service charge. For your peace of mind the development has TV door entry and 24-hour emergency call systems, should you require assistance.
The Homeowners' lounge with an East and West facing roof terrace provides great space to socialise 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) which has an en-suite shower room, tea and coffee making facilities and a TV. The development also features plug for electric cars for residents use and also the disabled visitor parking place.

Local Area

The charming town of Old Stevenage has a lot to offer with its historic High Street and pedestrianised centre lined with a variety of shops, cafés and restaurants and other essential amenities. The heart of the town is just a few minutes walk from George House with a Tesco Express to easily meet your daily requirements. For a tasty lunch or coffee with friends visit On the Green restaurant, a beautiful Grade II listed building opposite the bowling green or the elegant Cromwell Hotel – a 16th century farmhouse serving locally sourced foods. Homeowners can enjoy quick and convenient access to surrounding areas including Hitchin, Letchworth, Welwyn Garden City and Knebworth. With a variety of shopping facilities and services in the local town centre, George House will make for an ideal place in which to enjoy your retirement.

Entrance Hall

Solid oak door with spy hole and letter box leads in to entrance hall. The emergency speech module is wall mounted within the hall. Security door entry system. All other doors leading to the lounge, storage cupboard, bedroom and shower room.

Lounge

A bright and attractive lounge featuring large windows and a Juliet balcony, allowing plenty of natural light and fresh air into the room. The lounge offers ample space for dining and benefits from a feature electric fireplace, creating an attractive focal point. Further features include a Sky TV point (subscription fees may apply), two decorative ceiling light points and conveniently positioned raised power sockets. Part glazed doors lead through to the separate kitchen.

Kitchen

Modern kitchen with fitted base and wall units finished in a white high gloss and roll top work surfaces. Double glazed window sits above the sink with mixer tap and drainer. Built in waist height (for minimal bend) Bosch oven with space for a microwave above. Four ringed hob with splash back and extractor hood. Integrated fridge/freezer. Ceiling and under (wall) unit spot lighting and ceramic floor tiles.

Bedroom

A generously sized double bedroom featuring a large double glazed window, allowing plenty of natural light into the room. The bedroom benefits from a spacious walk-in wardrobe with fitted hanging rails, providing excellent storage. Further features include TV and telephone points, a ceiling light point and conveniently positioned raised power sockets.

Shower Room

A large modern suite comprising; walk in double shower with glass screen and support rail, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light. Wall mounted heated towel rail. Ceiling spot lights. Ceramic floor tiles. Emergency pull-cord.

Lifestyle Services

Lifestyle Services at George House are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Service Charge (breakdown)

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

Annual Service Charge: £3,375.48 for financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Parking Permit Scheme (subject to availability)

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 999 years from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

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

• Fibre to the cabinet and Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













