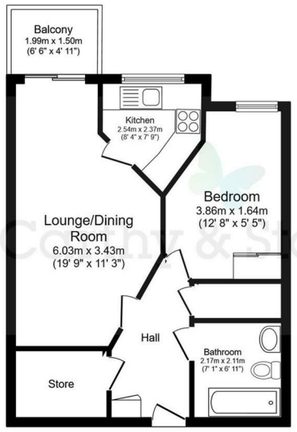
Excellent

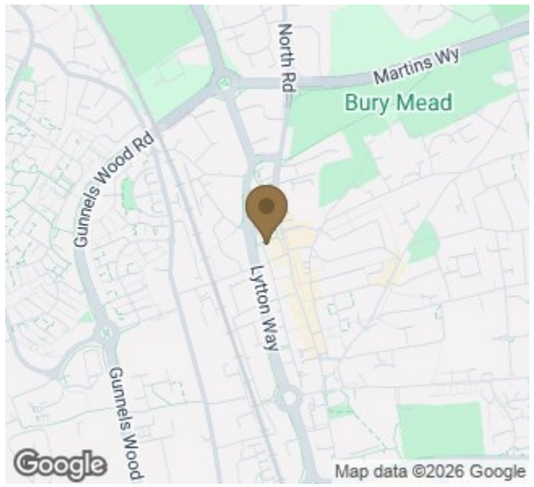
Trustpilot

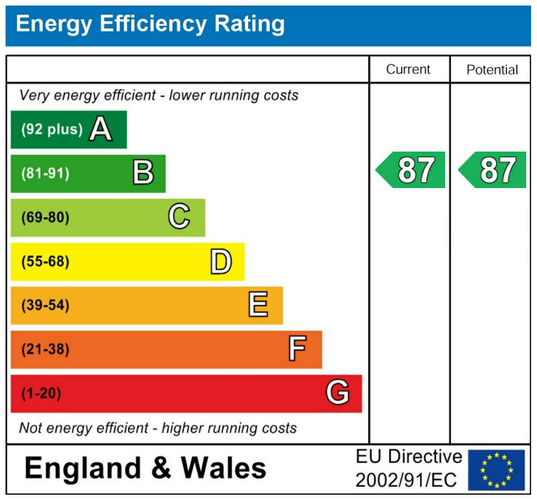
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Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered in England and Wales No. 10716544

The Property Ombudsman







37 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 37 George House could be the ideal place for you. Contact our team to arrange an appointment to view.

Price £235,000 Leasehold

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

Why you'll love living here:

- Walk out balcony
- Stunning Communal Roof Terrace
- Walk-in wardrobe
- Homeowners Lounge where social events take place
- Reading Room + Function Room
- House Manager on-site during office hours
- Part exchange available
- Flexible lifestyle support services available
- Great location
- 24-Hour emergency call systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

37 George House, Stevenage

1 | 1 | Price £235,000

Summary
Retirement living at its best! George House offers modern, comfortable living for the over 60s, with a dedicated House Manager, 24-hour emergency call system and excellent communal facilities including a Homeowners' Lounge, roof terraces, function room and reading room. Apartments benefit from underfloor heating, walk-in wardrobes and camera entry systems. The service charge covers a range of maintenance costs, with a Guest Suite, EV charging and visitor parking also available.

Local Area
Set in the heart of Old Stevenage, George House is just a short walk from the historic High Street, offering a variety of shops, cafés, restaurants and everyday amenities, including Tesco Express. The surrounding towns of Hitchin, Letchworth, Welwyn Garden City and Knebworth are also easily accessible, making this an ideal location for retirement living.

Apartment Overview
A spacious and well-presented retirement apartment featuring a generous lounge with ample space for a dining table and chairs and boasts direct access to a walk-out balcony, perfect for enjoying some fresh air. The property benefits from a fully fitted kitchen, bathroom with a double shower with a support rail, large hallway storage cupboard and a bedroom with fully fitted furniture, the bedroom also has a useful walk-in wardrobe, providing excellent storage throughout the apartment.

Social Lifestyle
At George House you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Roof Terrace
One of the main social hubs of George House is the large communal roof terrace. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the wonderful views.

"The roof terrace is a great spot all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

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

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

Lease Information
Lease length: 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.

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.

Additional Information & Services
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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.













