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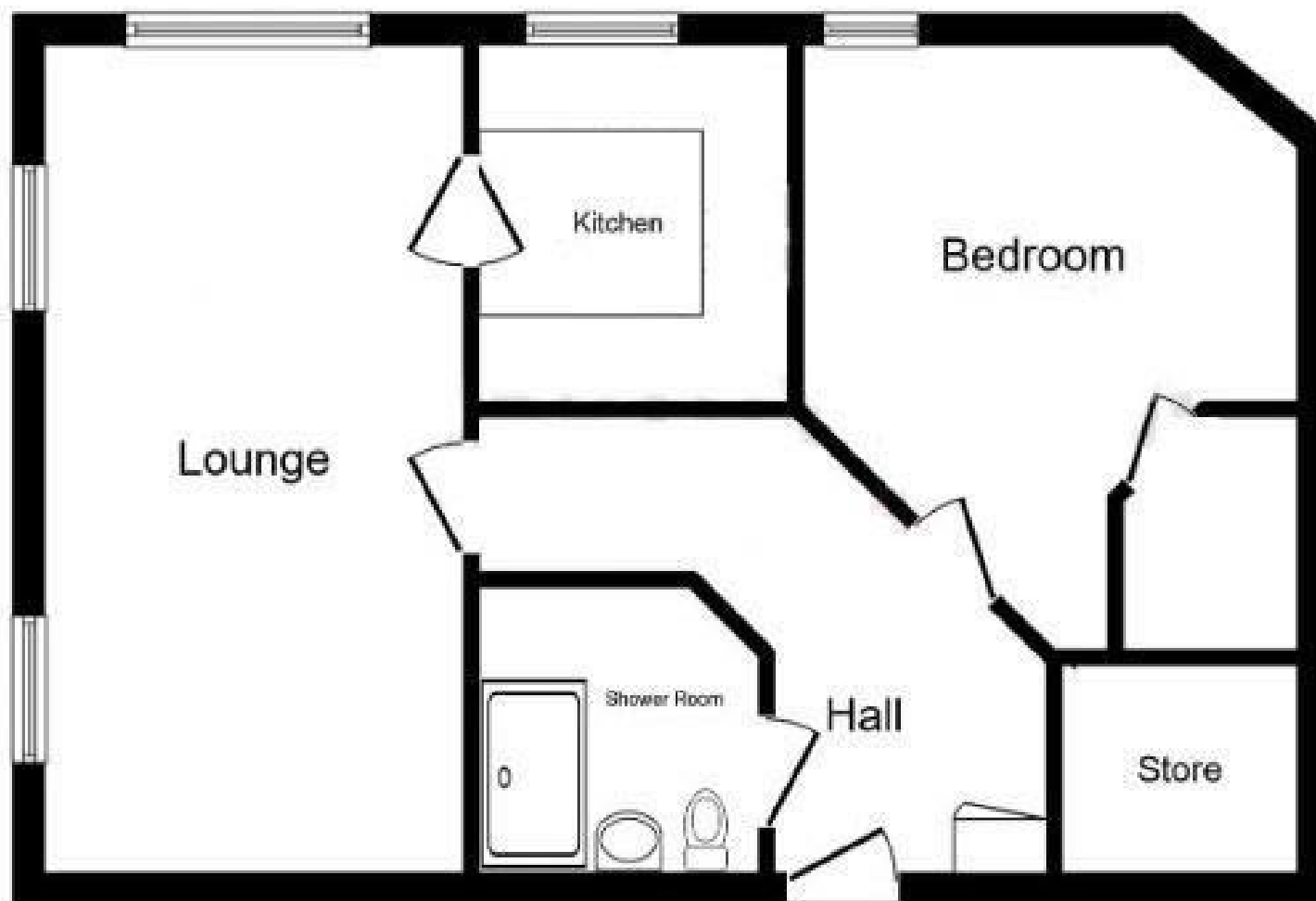
Guide Price £240,000

A fantastic retirement property for the over 60s only - Designed with the needs of retirees in mind, this delightful home features one well-proportioned bedroom, providing a peaceful retreat for relaxation. The inviting reception room serves as a welcoming space for both entertaining guests and enjoying quiet evenings at home.

The property also boasts a thoughtfully designed bathroom, ensuring ease of access and functionality.

Situated in a desirable location, residents will benefit from nearby amenities, including shops, parks, and public transport links, making it easy to enjoy the local area. This property presents an excellent opportunity for those looking to downsize or embrace a more leisurely pace of life.

- One Double Bedroom
- Chain Free
- Homeowners Lounge & Reading Room
- House Manager
- Retirement Property
- Communal Roof Terrace and Function Room
- 24-Hour emergency call systems
- Old Town Location - Walking Distance to the High Street



The Development

The development has a dedicated House Manager on site during the day. 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. 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 heart of the town is just a few minutes walk from George House. 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.

Communal Entrance & Hallways

Key fob entry system.

Second Floor

Entrance Hallway

16'2" x 8'5" (max)
Front door leads into hallway. Security door entry system. Door to walk in utility room/storage cupboard 5'0" x 5'3"

Lounge

9'6" x 19'2"
Lounge/Diner, French doors to Juliette Balcony, feature fire place area, windows to front aspect.

Kitchen

7'1" x 8'1"
Modern kitchen comprising matching eye level and base units with work surfaces over, sink unit, integral electric oven, microwave, hob and extractor hood, integral fridge/freezer, spotlights, tiled flooring. Window to side aspect.

Bedroom

12'4" x 10'7"
Double bedroom. Walk in wardrobe with fitted hanging rails and shelving.

Bathroom

6'6" x 6'5"
Walk in shower with fitted screen, low level w/c, wash hand basin with storage under, fitted LED mirror, towel rail, spotlights, tiled throughout

Parking

Parking permit scheme (subject to availability). the permits are available on a first come first serve basis. Fees awaited.

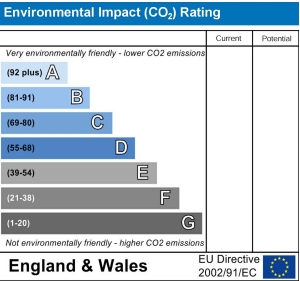
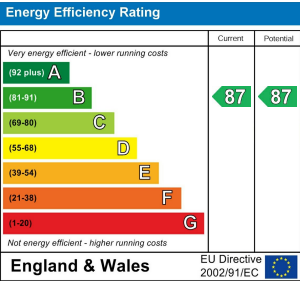
Communal Areas

The building is host to multiple communal facilities; including a pleasant roof terrace garden, courtyard area, function and reading room. House Manager Mon - Wed & Friday (8am - 2pm).

Lease

Lease length - 999 years from 1st June 2016
Ground rent - £212.50 per six months
Service charges - £3,231.88 for financial year ending 30/06/2026
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.

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of garden and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iVEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iVEstates estate agents.





