



PUTTERILLS

— est. 1992 —

7 The Lawns, Poplars, Stevenage, SG2 9RT
£219,995

CHAIN FREE, TWO BEDROOM, FIRST FLOOR RETIREMENT MAISONETTE CONVENIENTLY SITUATED ADJACENT TO SHOPS AND CLOSE TO BUS STOP.

A rare opportunity to purchase a spacious first floor two bedroom retirement maisonette built exclusively for the "over 60's" whilst enjoying a pleasant position at the rear of the development with views over the well maintained communal gardens whilst conveniently situated adjacent to the Sainsbury's Centre including the supermarket and a Lloyds Pharmacy. The maisonette enjoys the advantage of its own private ground floor front door with a short flight of stairs (suitable for a stair lift if required) leading to a level spacious arrangement of first floor accommodation which comprises a reception hallway, an "L" shaped lounge/dining room, kitchen, two bedrooms and a bathroom. Further benefits include electric Economy 7 heating and double glazing. There is an allocated parking space and use of the communal gardens. The property is CHAIN FREE and viewing is recommended.

FACILITIES

- * 24 hour monitored emergency pull cord system with pendant available for vulnerable persons
- * Use of on-site laundry room with two washing machines and two tumble dryers
- * Guest Suite available for a minimum charge of £5.00 per night
- * Part time on-site Estate Manager

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Double glazed front door opening to:

ENTRANCE HALLWAY

Staircase rising to the first floor. Electric Dimplex Economy 7 heater.

RECEPTION HALLWAY

Wall mounted electric Dimplex Economy 7 heater, airing cupboard with hot water tank and laundry shelves, double glazed window to the rear elevation. Doors to:

LOUNGE / DINING ROOM 5.26 x 3.82 (17'3" x 12'6")

A comfortable "L" shaped lounge/dining room with double glazed windows to either side of the property, TV and telephone points, wall mounted electric Dimplex Economy 7 heater, space for table.

KITCHEN 2.17 x 1.20 (7'1" x 3'11")

Fitted with wooden trimmed base and eye level units with wooden effect rolled edge work surfaces with an inset stainless steel sink unit, freestanding electric cooker, space for fridge/freezer, tiled splashbacks and wall mounted electric hot air heater.

BEDROOM ONE 4.04 x 3.03 (13'3" x 9'11")

Measurements include a range of freestanding wardrobes and matching

bedside cabinets, Wall mounted electric panelled heater and double glazed windows to both the front and rear elevations.

BEDROOM TWO 3.10 x 2.09 (10'2" x 6'10")

Wall mounted electric panelled heater and double glazed window to the side elevation.

BATHROOM 2.18 x 1.65 (7'2" x 5'5")

Fitted with a low level wc, pedestal hand wash basin and panelled bath, shaver point, tiled splashbacks, electric hot air heater and double glazed window to the front elevation.

OUTSIDE

The property is situated to the rear of the development and enjoys pleasant views over the well maintained communal gardens with a paved pathway extending to a useful bin/garden store.

COMMUNAL GARDENS

Well maintained communal gardens laid predominantly to lawn extending to both sides of the development with a number of mature trees and shrubbery with a central residents seating area.

PARKING

There is one allocated parking space situated within close proximity of the property.

LAUNDRY ROOM

There is an on-site laundry room available for use by the residents with two washing machines and tumble dryers.

GUEST SUITE

There is a guest suite available with a minimum charge of £5.00 per night.

LEASE DETAILS AND MANAGEMENT CHARGES

The property is held on a 999 year Lease from 9th March 1986, with 967 years of the Lease remaining. The current service charge is £139.75 per month which includes building insurance, the services of a part-time Estates Manager plus the 24 hour monitored emergency pull cord system with pendant for vulnerable persons, useful on-site laundry room, Guest Suite, external window cleaning and the upkeep of the communal grounds.

PAYMENT TO FREEHOLDER UPON SALE

We have been advised by the Freeholder that upon sale there is a sinking fund payment of 1.15% of the original purchase price multiplied by the number of years of ownership.

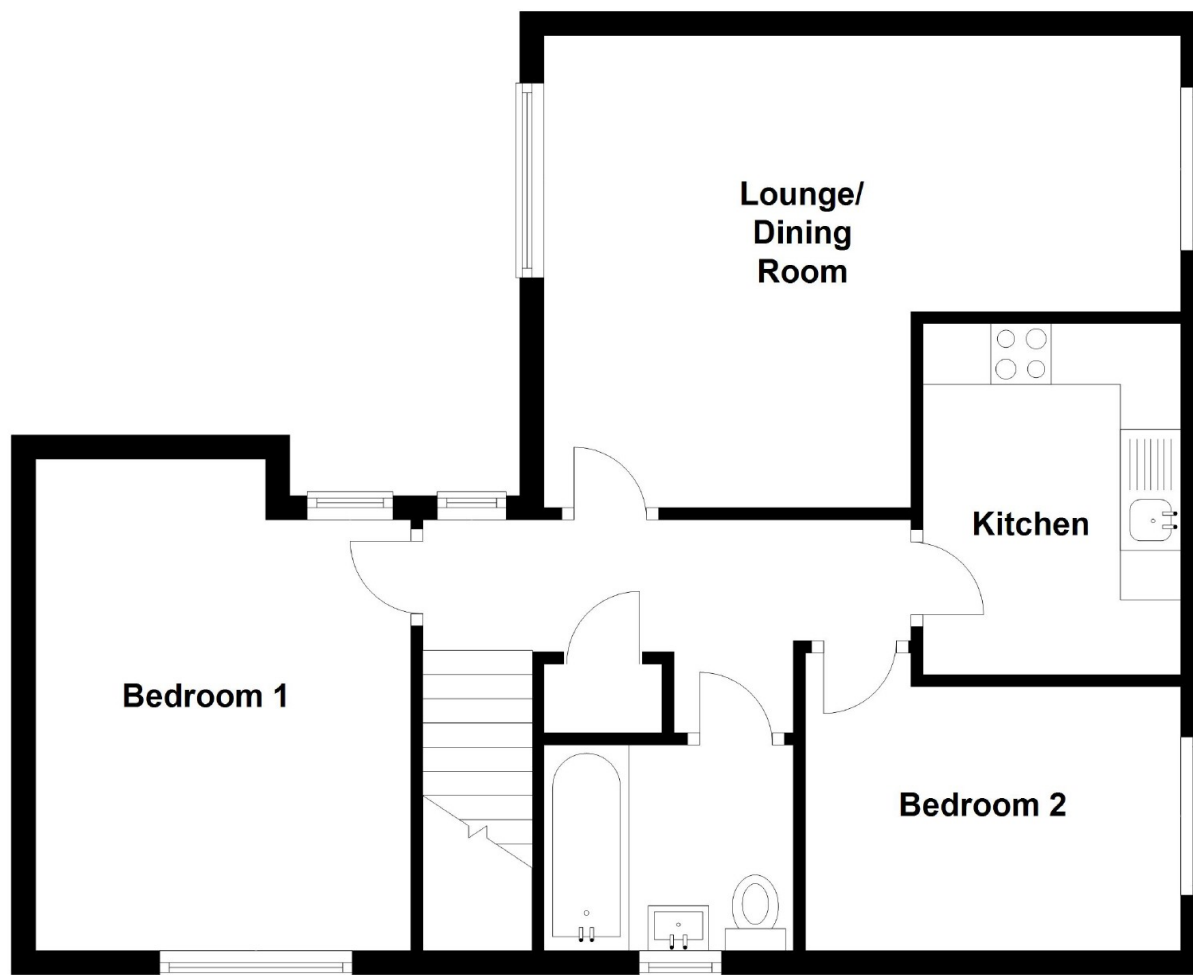
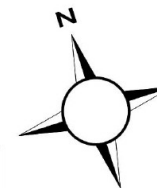
COUNCIL TAX

The Council Tax Band is "B" and the amount payable for the year 2017/18 is £1,241.60.





Floor Plan



PUTTERILLS

est. 1992

putterills.co.uk | 01438 316846 | oldtown@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.