



PUTTERILLS

— est. 1992 —

18 The Lawns, Stevenage, SG2 9RT

**£229,995**



## SPACIOUS GROUND FLOOR, TWO BEDROOM, RETIREMENT MAISONETTE BUILT EXCLUSIVELY FOR THE "OVER 60'S".

A rare opportunity to purchase a spacious GROUND 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, Doctors Surgery and a Lloyds Pharmacy. The maisonette enjoys the advantage of its own private ground floor front door leading to a level spacious arrangement of accommodation which comprises a reception hallway, 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.

### STEVENAGE

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, a public library and local Schools. 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

Double glazed front door opening to:

#### RECEPTION HALLWAY

Wall mounted electric heater, airing cupboard and storage cupboard. Emergency pull cord. Doors to:

#### LOUNGE / DINING ROOM

An open-plan lounge/dining room with wall mounted electric panel heater, emergency pull cord, sealed unit double glazed french doors opening to a small patio and communal gardens beyond with a further double glazed window to the rear elevation.

**KITCHEN 3.80 x 1.78 (12'6" x**  
Fitted with wooden edged base

and eye level units finished with wooden effect rolled edge work surfaces with an inset stainless steel sink unit. Space and plumbing for kitchen appliances, tiled splashbacks, emergency pull cord and double glazed window to the side elevation.

#### BEDROOM ONE 3.35 x 3.01

Measurements include a built-in triple wardrobe with matching bedside cabinet, emergency pull cord and double glazed window to the side elevation.

#### BEDROOM TWO 3.11 x 2.13

Emergency pull cord and double glazed window to the rear elevation.

**BATHROOM 2.15 x 1.73 (7'1" x**

Fitted with a low level wc, pedestal hand wash basin and a panelled bath with shower over, tiled splashbacks, white heated towel radiator, emergency pull cord and double glazed window to the side elevation.

### **OUTSIDE**

The property enjoys pleasant views over the well maintained communal gardens with a small paved terrace accessed from the lounge with a paved pathway extending to the communal gardens.

### **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**

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**

The property is held on a 99 year Lease with 75 years remaining unexpired. The current service charge is approximately £160.00 Per month which includes building insurance, the services of the part-time Estate 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. There is no ground rent payable.

### **PAYMENT TO FREEHOLDER**

We have been advised by the Freeholder that upon sale there is a deferred service charge payment liable (further details upon request).

### **COUNCIL TAX**

The Council Tax Band is "B" and the amount payable for the year 2018/19 is £1,313.60,

The EPC Rating is "D".





## Floor Plan



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