



PUTTERILLS

est. 1992

35 Astonia Lodge, Pound Avenue, Old Town, Stevenage, SG1 3DZ

£294,995

NEARLY NEW, SPACIOUS ONE BEDROOM TOP FLOOR RETIRMENT APARTMENT WITHIN THE PRESTIGIOUS ASTONIA LODGE DEVELOPMENT.

A fantastic opportunity to purchase a top floor larger than average one bedroom apartment at the highly sought-after prestigious Astonia Lodge Retirement Development conveniently situated within the heart of the historic Old Town. No longer available brand new, this SPACIOUS ONE BEDROOM, TOP FLOOR, CHAIN FREE APARTMENT enjoys the added benefits of a spacious dining area and a larger master bedroom when compared to other one bedroom apartments within the development. Being on the top floor the apartment enjoys an abundance of natural light combined with pleasant views over the surrounding roof tops. Built by Churchill Retirement Living, this nearly new apartment is beautifully presented and thoughtfully designed offering a spacious arrangement of accommodation including a reception hallway with a useful walk-in storage cupboard, generous open-plan lounge with feature fireplace, dining area, contemporary stylish modern fitted kitchen with integrated appliances, a most spacious master bedroom with built-in wardrobes and a well appointed modern shower room. Viewing highly recommended.

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, 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).

SPECIFICATION

- * Age exclusive development
- * Lift to all floors
- * Landscaped gardens
- * Car park
- * Proximity fob door entry system to main entrance of the development
- * Lodge Manager
- * Fully furnished Owners' Lounge
- * Coffee Bar
- * Wellbeing Suite
- * Fully furnished Guest Suite
- * Constructed to NHBC Standards with 10

Year Home Warranty

- * Refuse Room
- * Double glazing throughout
- * Telephone and television points in living room and bedroom
- * Fitted mirrored wardrobes
- * Illuminated light switches

THE ACCOMMODATION COMPRISES

Front door opening to:

RECEPTION HALLWAY 2.15 x 1.65 (7'1" x 5'5")

Measurements exclude a useful walk-in storage cupboard with laundry shelves, meters and hot water cylinder, central heating thermostat, Caretech Support control panel, illuminated light switches, dado rail and doors to:

LOUNGE 4.70 x 3.20 (15'5" x 10'6")

A spacious most comfortable lounge room with a feature cream natural stone effect fireplace with an inset flame effect electric fire creating a focal point to the room. Electric flat panelled radiator, TV and telephone points with FM and Satellite

points, Lounge opens to the dining area with a glazed door opening to the kitchen.

DINING AREA 4.23 into recess x 3.47 (13'11" into recess x 11'5")

The apartment has the added advantage of a defined dining area with ample space for a table with two double glazed windows to the front elevation enjoying rooftop views over the surrounding Old Town.

KITCHEN 2.44 x 2.32 (8'0" x 7'7")

Fitted with a stylish range of grey gloss base and eye level units and drawers with chunky chrome handles complemented by square edged natural stone effect contrasting work surfaces with an inset stainless steel sink unit with mixer tap. A range of integrated appliances include a washing machine/dryer, under-counter fridge and separate freezer, eye level stainless steel oven with separate electric ceramic inset hob with stainless steel extractor canopy above, stylish wooden effect flooring, white tiled splashbacks with contrasting coloured grout, under-unit lighting, wall mounted Dimplex electric heater, extractor fan and double glazed window to the front elevation.

MASTER BEDROOM 5.95 x 2.82 (19'6" x 9'3")

A larger than average master bedroom with measurements including a built-in double wardrobe with mirrored sliding doors extending to a dressing table recess with double glazed window to the front elevation. Electric flat panel radiator and double glazed window to the front elevation.

SHOWER ROOM 2.08 x 1.70 (6'10" x 5'7")

Fitted with a stylish white three-piece suite comprising a low level wc with concealed cistern set to wooden grain panelling with matching vanity shelf with inset chrome dual push button flush, vanity hand wash basin with chrome mixer tap with matching wooden grain vanity shelf and cupboard below with matching bathroom cabinet above with an illuminated vanity mirror. Oversized walk-in shower cubicle with chrome thermostatic shower with floor level Caretech push button, chrome heated towel rail, natural stone effect tiled walls with contrasting textured border tile and extractor fan.

OUTSIDE

COMMUNAL GARDENS

Extensive communal gardens situated to the rear of the development with well maintained lawn, mature trees and shrub borders.

PARKING

Residents car park situated to the side of the Development.

LEASE DETAILS

We have been advised that the apartment is held on a 125 year Lease from 2016 with an annual ground rent payable of £575.00 and an annual service charge of £2,123.72. The service charge includes the cost of water, gas central heating (but not electricity),

building insurance as well as Careline monitoring. Further details available upon request.

AGENTS NOTE

It is standard practice with all Churchill Developments that the seller pays 1% of the future sale price of the property to Churchill Retirement Living upon completion of any future sale.

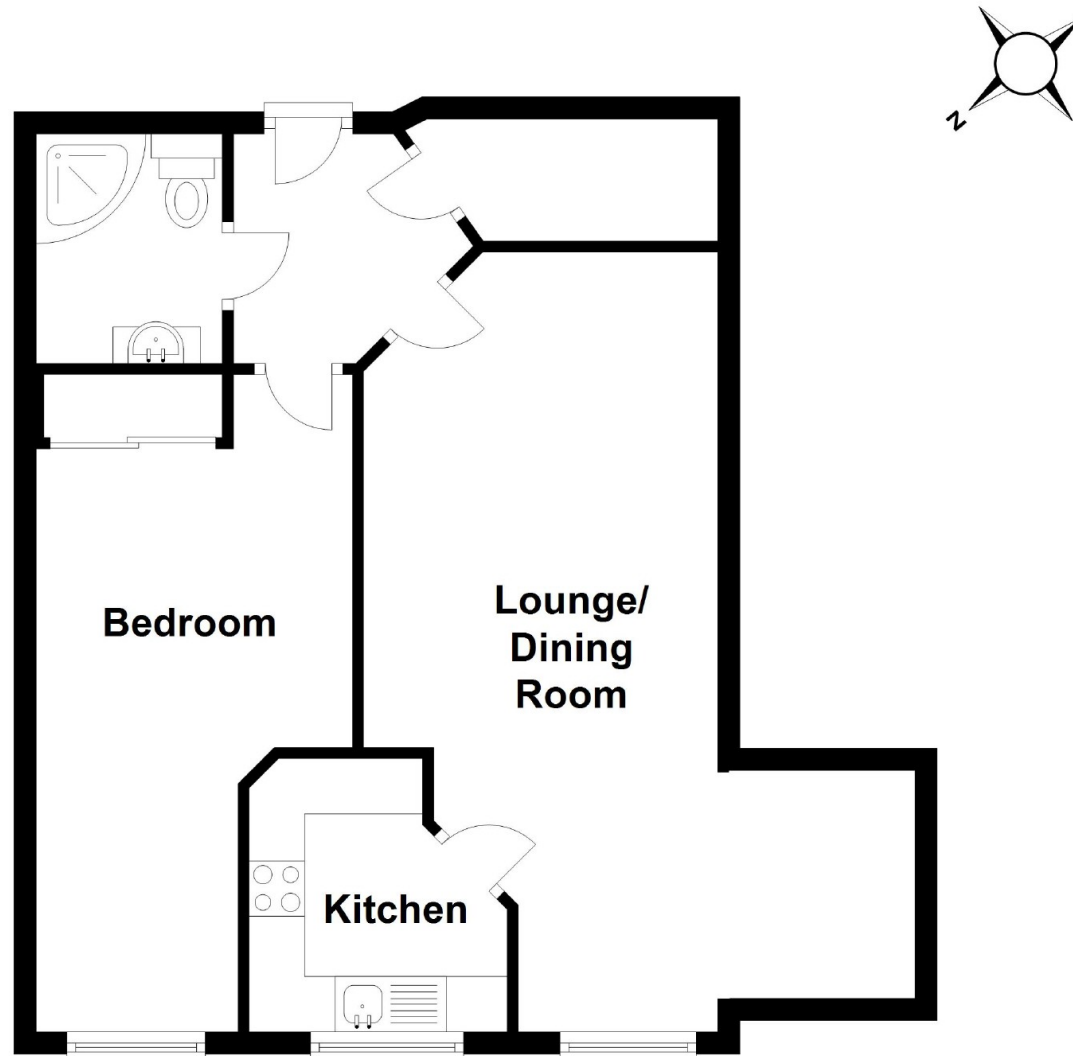
COUNCIL TAX and EPC

The Council Tax Band is "B" and the amount payable for the year 2018/19 is £1313.60. The EPC Rating is "C".





Floor Plan



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

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