



PUTTERILLS

— est. 1992 —

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

£280,000

BRIGHT AND SPACIOUS ONE BEDROOM SOUTH FACING APARTMENT WITH BALCONY WITHIN HIGHLY REGARDED RETIREMENT COMPLEX LOCATED IN THE HEART OF THE OLD TOWN.

A rare opportunity to purchase a second floor well presented, SOUTH FACING one bedroom apartment with enclosed BALCONY overlooking the grounds to the rear of the highly sought-after prestigious Astonia Lodge Retirement Development conveniently situated within the heart of the historic Old Town. This SPACIOUS ONE BEDROOM apartment enjoys an abundance of natural light combined with a quieter more peaceful location at the rear of the complex with views over the well maintained communal gardens. Built by Churchill Retirement Living, this 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/dining room, 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 conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary 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 5.07 x 1.47 (16'8" x 4'10")

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 / DINING ROOM 5.41 x 3.18 (17'9" x 10'5")

A spacious most comfortable lounge/dining room with electric flat panelled radiator, TV and telephone points with FM and Satellite points, double glazed door and side windows opening to the balcony with a further glazed door to:

KITCHEN 2.77 x 2.03 (9'1" x 6'8")

Fitted with a stylish range of dove 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 a separate electric ceramic inset hob with stainless steel extractor

canopy above, white tiled splashbacks with contrasting coloured grout, under-unit and downlighters, wall mounted Dimplex electric heater and double glazed window to the rear elevation.

MASTER BEDROOM 3.86 x 2.93 (12'8" x 9'7")

A spacious double room with measurements excluding a built-in double wardrobe with mirrored sliding doors, electric flat panel radiator, access to the loft space and double glazed window to the rear elevation.

SHOWER ROOM 2.26 x 2.04 (7'5" x 6'8")

Fitted with a stylish white three-piece suite comprising a low level wc with concealed cistern set to wooden grain panelling with an inset chrome dual push button flush, vanity hand wash basin with chrome mixer tap with matching wooden grain vanity cupboard below with matching bathroom cabinet above with 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.

BALCONY

The apartment enjoys the rare advantage of a balcony providing a pleasant outdoor space with southerly views over the communal gardens, enclosed on both sides with wrought iron railings to the front.

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 £2,352.42. The service charge includes the cost of water and 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 2020/21 is £1421.60.
The EPC Rating is "C".

AGENTS NOTE

Please note that any potential buyer will need to attend a meeting with the Warden/Manager to confirm their suitability for occupancy. Further details upon request.

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire,

through whom all negotiations should be conducted.

DISCLAIMER

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

MONEY LAUNDERING REGULATIONS: Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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NEED A MORTGAGE?

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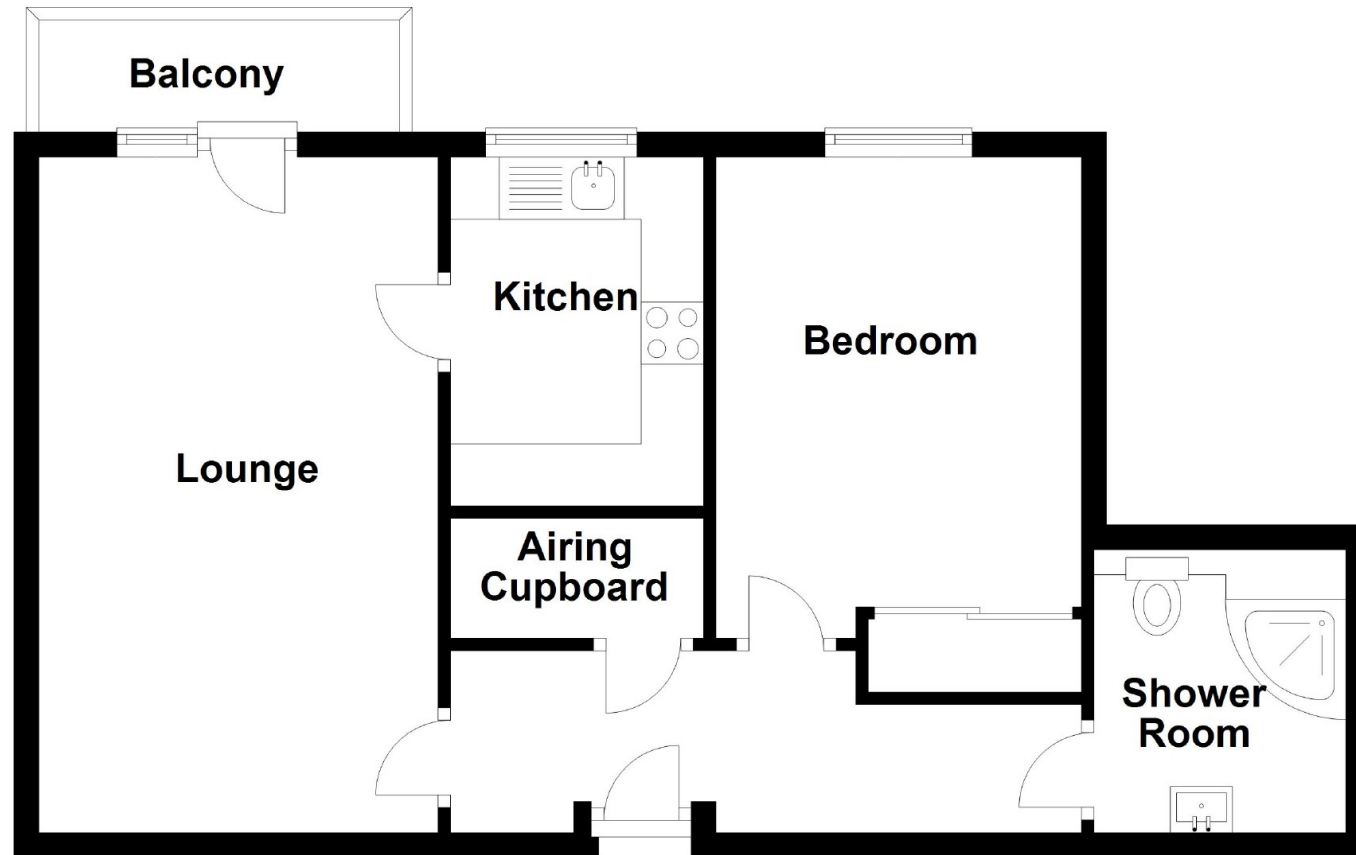
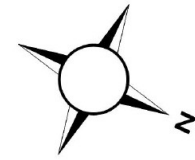








Floor Plan



Total area: approx. 50.2 sq. metres (540.5 sq. feet)



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