



PUTTERILLS

est. 1992

7 The Lawns, Poplars, Stevenage, SG2 9RT
Chain Free £195,000

CHAIN FREE, RECENTLY REFURBISHED 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 which has recently been refurbished whilst built exclusively for the "over 60's" and enjoying a pleasant position at the rear of this development with views over the well maintained communal gardens whilst conveniently situated adjacent to Sainsbury's 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 with highlights including a recently refitted kitchen and bathroom whilst the maisonette has also been recently recarpeted and decorated throughout. The accommodation 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.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the AIM. 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).

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

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 2.16 x 2.79 (7'1" x 9'2")

Newly fitted with a comprehensive range of cream gloss soft self-closing base and eye level units and drawers finished with square edged wooden effect work surfaces with an inset stainless steel sink unit, integrated stainless steel oven, electric hob and stainless steel extractor canopy above, useful corner carousel unit, newly laid wooden effect vinyl flooring and double glazed window to the side elevation.

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")

Newly fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin and a panelled bath, shaver point, newly laid wooden effect vinyl flooring, 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 15th January 1985. The current service charge is £161 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 liable (further details upon request).

AGENTS NOTE

Please note that any potential buyer will need to attend a pre-sales interview meeting with the Warden/Manager to confirm their suitability for occupancy. .

COUNCIL TAX and EPC

The Council Tax Band is "B". The amount payable for the year 2021 - 22 is £1481.04.

The EPC Rating is "C".

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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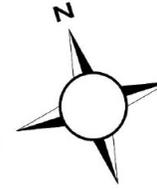
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Floor Plan



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