



PUTTERILLS

est. 1992

25 The Lawns, Stevenage, SG2 9RT
£225,000

CHAIN FREE, WELL MAINTAINED, TWO BEDROOM GROUND FLOOR RETIREMENT MAISONETTE WITH OWN PRIVATE PATIO GARDEN, CONVENIENTLY SITUATED ADJACENT TO SHOPS AND CLOSE TO BUS STOP.

CHAIN FREE. A rare opportunity to purchase a spacious GROUND FLOOR two bedroom retirement maisonette with it's own private PATIO opening to the communal gardens. Built exclusively for the "over 60's" conveniently situated adjacent to a Doctors Surgery, Sainsbury's supermarket and a Lloyds Pharmacy. The maisonette enjoys the advantage of its own private ground floor front door leading to a spacious arrangement of accommodation with highlights including a refitted kitchen and shower room. The accommodation comprises a storm porch with double external power socket, bin storage cupboard and wooden grain effect double glazed front door opening to the reception hallway, a generous lounge/dining room with patio doors opening to the patio and communal gardens, kitchen, two bedrooms and a shower room. Further benefits include electric Economy 7 heating and double glazing. There is an allocated parking space and use of the communal gardens. Viewing is 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).

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

Storm porch with double external power socket, bin storage cupboard and wooden grain effect double glazed front door opening to:

RECEPTION HALLWAY

With Economy 7 storage heater, airing cupboard with hot water tank. Doors to:

KITCHEN 2.58 x 2.38 (8'6" x 7'10")

Fitted with a modern range of beech effect base and eye level units finished with black granite effect work surfaces with an inset stainless steel sink unit with mixer tap. Electric double oven and hob, freestanding fridge/freezer,

tiled splashbacks, wall mounted Dimplex electric heater and double glazed window to the front elevation.

LOUNGE / DINING ROOM 4.42 x 4.12 (14'6" x 13'6")

A particular highlight of the property is the generous well proportioned lounge/dining room featuring sealed unit double glazed sliding patio doors opening to a private patio with pleasant views to the communal gardens beyond. A focal point has been created with a white Adam style fireplace with an electric fire set to a granite effect surround and a tiled hearth. Economy 7 electric storage heater.

BEDROOM ONE 4.03 x 2.74 (13'3" x 9'0")

Economy 7 electric storage heater and a dual aspect provided by double glazed windows to both the side and rear elevations.

BEDROOM TWO 3.08 x 2.03 (10'1" x 6'8")

Measurements exclude the door recess and a walk-in wardrobe/storage cupboard with an electric wall mounted panel heater and double glazed window to the front elevation.

SHOWER ROOM 2.10 x 1.73 (6'11" x 5'8")

The original bathroom has been converted into a modern shower room and fitted with a white suite comprising a corner shower cubicle with fitted shower, pedestal hand wash basin and a low level wc, white tiled surrounds, wall mounted Dimplex electric heater, shaver point and double glazed window to the side elevation.

OUTSIDE

PATIO GARDEN

This ground floor apartment enjoys the advantage of a private screened paved patio providing a perfect vantage point with pleasant views over the well maintained communal gardens, accessed directly from the patio doors in the lounge.

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 1986 with 965 years remaining. The current service charge is £146.74 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).

COUNCIL TAX and EPC

The Council Tax Band is "B". The amount payable for the year 2020/21 is £1421.60.

The EPC Rating is to be advised. .

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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Talk to our Independent Adviser who will be pleased to discuss options with you.

Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
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Floor Plan



Total area: approx. 54.2 sq. metres (583.5 sq. feet)



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