



CHAIN FREE FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT WITHIN EXCLUSIVE COMPLEX IN THE HEART OF THE OLD TOWN.

CHAIN FREE. A rare opportunity to purchase a well presented first floor one bedroom apartment benefiting from a Juliet balcony whilst located on the side of the highly sought-after prestigious Astonia Lodge Retirement Development, tucked away from the road conveniently situated within the heart of the historic Old Town, just a short walk to the local amenities and mainline railway station beyond. Built by Churchill Retirement Living, this apartment is beautifully presented and thoughtfully designed offering a spacious arrangement of accommodation which include a reception hallway, 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. Further practical benefits include electric heating and double glazing whilst the development benefits from residents parking and generous well maintained communal gardens.

The apartment is offered for sale CHAIN FREE and viewing is highly 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).

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 + television points in living room + bedroom
- * Fitted mirrored wardrobes
- * Illuminated light switches

THE ACCOMODATION COMPRISES

Front door to:

RECEPTION HALLWAY 5.27 x 1.55 (17'3" x 5'1")

Measurements taken into recess. A welcoming reception hallway with dado rail, central heating thermostat, Caretech alarm with wrist band, useful shelved linen/ storage cupboard with hot water cistern, light, shelving and meters. Doors to:

LOUNGE / DINING ROOM 4.29 x 3.85 (14'1" x 12'8")

A most comfortable room featuring double glazed french doors opening to a wrought iron Juliet balcony, TV aerial and telephone point, wall mounted electric heater, feature fireplace with electric fire, space for dining table and glazed door to:

KITCHEN 3.00 x 2.03 (9'10" x 6'8")

Fitted with a stylish range of dove grey gloss base and eye level units and drawers complemented by square edged natural stone effect contrasting work surfaces and an inset stainless steel sink unit with mixer tap. A range of integrated appliances include a washer/dryer, under-counter fridge and separate freezer, eye level stainless steel oven with 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 side elevation.

BEDROOM 4.78 x 2.85 (15'8" x 9'4")

A generous double bedroom with measurements including a built-in double wardrobe with sliding mirrored doors, wall mounted electric heater and double glazed window to the rear elevation.

SHOWER ROOM 2.17 x 2.11 (7'1" x 6'11")

Fitted with a stylish white three-piece suite comprising a low level wc with a 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 corner shower cubicle with chrome thermostatic shower with full level

Caretech push button wc, chrome heated towel rail, natural stone effect tiled walls with contrasting textured border tile and extractor fan.

JULIET BALCONY

The apartment benefits from a wrought iron Juliet balcony with double glazed french doors.

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.

FURNITURE

We have been advised that all items of furniture are available to purchase (by separate negotiation).

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.

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".

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. 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.

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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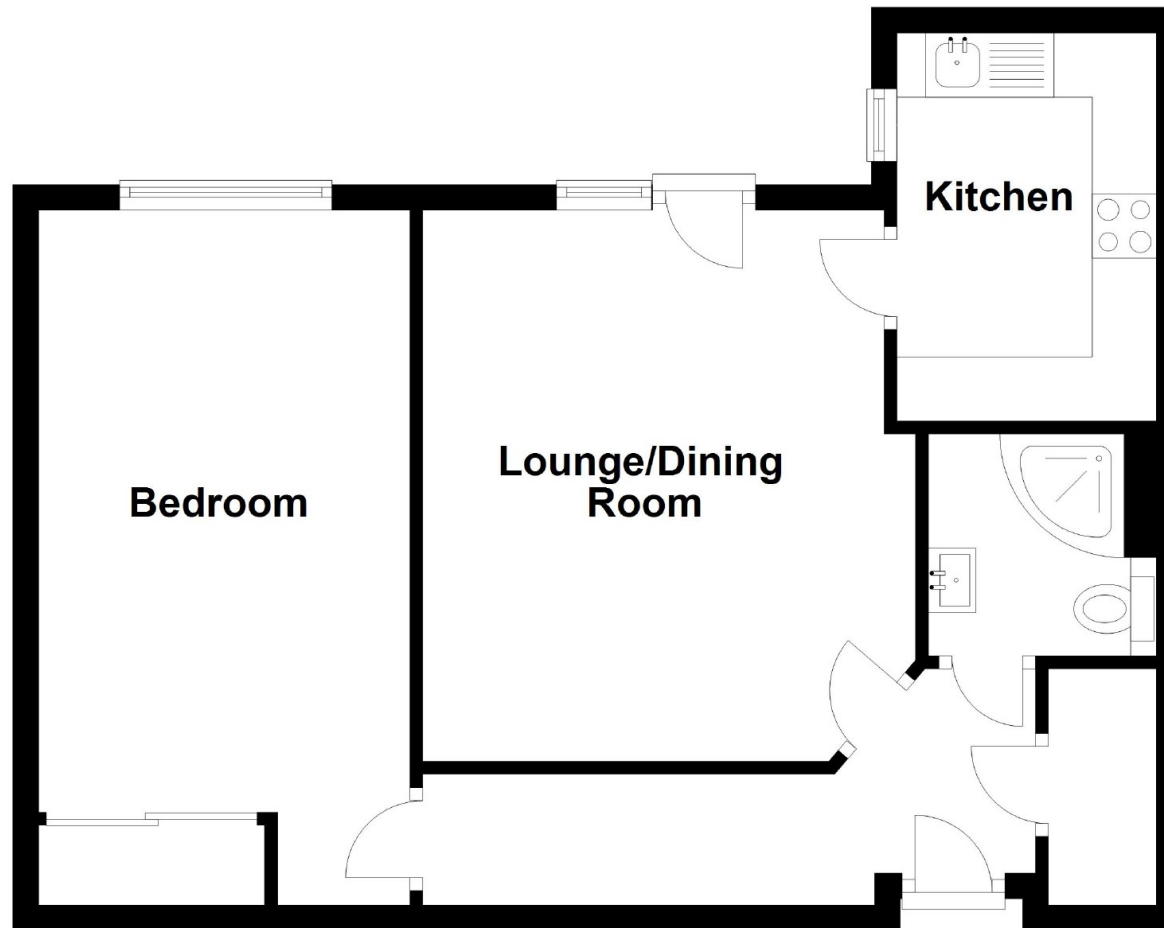








Floor Plan



Total area: approx. 49.6 sq. metres (534.2 sq. feet)



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