



P U T T E R I L L S

est. 1992

24 Astonia Lodge, Pound Avenue, Old Town, Stevenage, SG1 3DZ
Chain Free £275,000

A fantastic opportunity to purchase a first 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. This SPACIOUS ONE BEDROOM, FIRST FLOOR, CHAIN FREE APARTMENT enjoys the added benefits of a spacious open plan lounge/dining room and a larger than average bedroom when compared to other one bedroom apartments within the development. Built by Churchill Retirement Living, this modern 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 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 / DINING ROOM 7.04 X 3.11
(23'1" X 10'2")**

A spacious most comfortable lounge room with an electric flat panelled radiator, TV and telephone points with FM and Satellite points, Double glazed window to the front elevation.

KITCHEN 2.42 x 2.32 (7'11" 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 5.92 x 3.29 (19'5" x 10'10")

A larger than average master bedroom with measurements including a built-in double wardrobe with mirrored sliding doors, electric flat panelled radiator and double glazed window to the front elevation.

SHOWER ROOM 2.07 x 2.07 (6'9" x 6'9")

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 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, 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 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.

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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Mr Adrian Murphy

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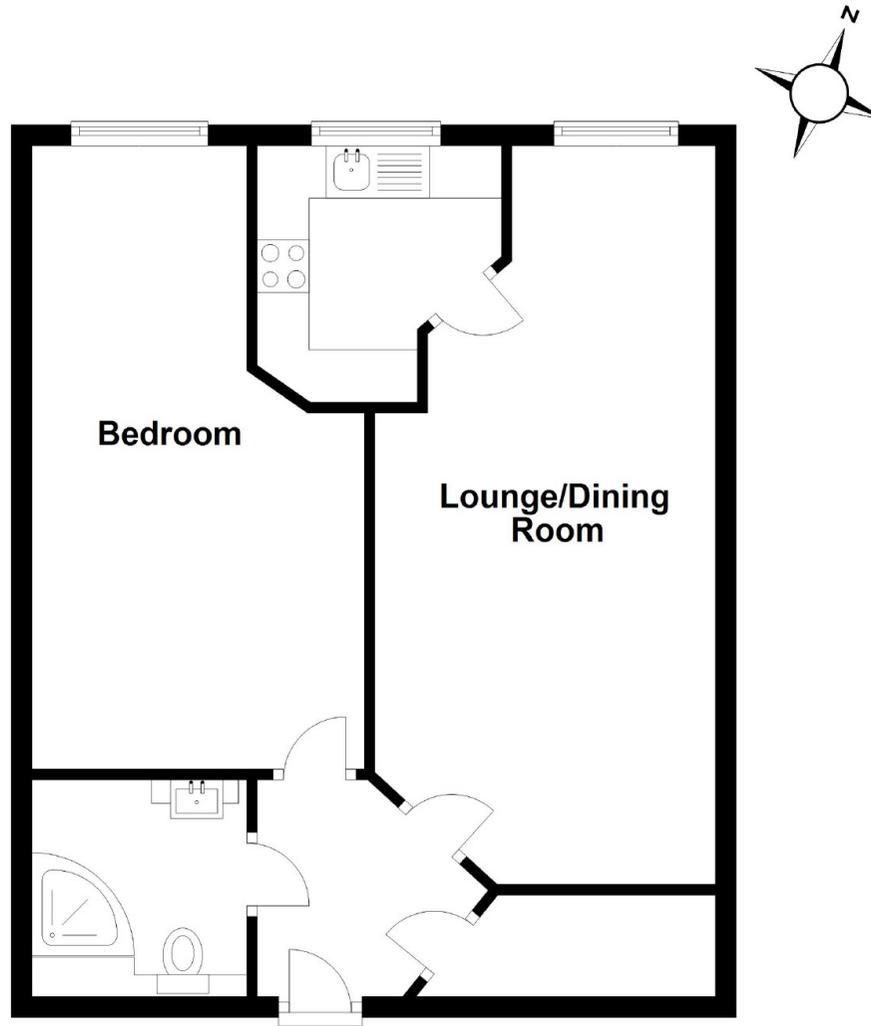
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Floor Plan



Total area: approx. 53.4 sq. metres (575.0 sq. feet)



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