



Pound Avenue, Stevenage, SG1 3DZ

£335,000



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Astonia Lodge, Pound Avenue,

Stevenage Available two bedroom top floor retirement property in the sought after Astonia Lodge in Stevenage, Old Town offered on a chain free basis.

Beautifully presented, this apartment boasts an abundance of natural light and has been thoughtfully designed to accommodate wheelchair users.

The property comprises, entrance hallway, living/ dining room, kitchen with integrated appliances, two double bedrooms with fitted wardrobes, shower room and separate WC.

Astonia Lodge is targeted at the over 60s and benefits from a communal lounge and games room, garden with lawned area and mature trees, ample resident parking, lifts to all floors and secure entry system.

Further specifications include:

Lift to all floors, A Lodge Manager, Fully Furnished Guest Suite, Refuse Room, Double Glazed throughout and Illuminated Light Switches.

Stevenage is a town and borough in Hertfordshire boasting extensive travel links across the UK with benefits of both the Historic Old Town and New Town. The Old Town benefits from a good selection of restaurants and cafes, local businesses, Beauty Salons and Schools. The New Town, currently under regeneration, offers a wider range of shopping facilities, Bus Station, Library, Theatre and Arts Centre, Mainline Train Station and adjoining Leisure Complex with various restaurants and entertainment amenities. There is a comprehensive range of schooling throughout Stevenage along with Recreational Grounds, Fairlands Valley Activity Centre, and Stevenage Borough Football Club.

Stevenage Train Station boasts a direct train link to London Kings Cross, Gatwick Airport and Northern Towns such as Leeds and Newcastle. Stevenage offers two access junctions to the A1M, 29 miles from London.







Communal Entrance:

With lift and stairs to second floor and door to:

Entrance Hall:

24 hour emergency care line system, carpeted, 2x storage cupboard.

Living/Dining Room:

25'10 x 10'3

Double glazed window to front aspect, fireplace, storage cupboard, space for dining area, carpeted.

Kitchen:

6'2 x 6'

Double glazed window to front aspect, range of wall & base units, integrated oven, electric hobs, separate fridge & freezer, integrated washing machine, tiled splash backs, stainless steel sink & drainer.

Bedroom One:

19'7 x 9'4

Double glazed window to front aspect, built wardrobes, TV & phone point, carpeted.

Bedroom Two:

15'9 x 9'8

Double glazed window to front aspect, built wardrobes, TV & phone point, carpeted.

WC:

7'2" x 3'5"

WC, wash hand basin, heated towel rail.



Shower Room:

Shower cubical, WC, wash hand basin, heated towel rail, fully tiled.

Communal Garden:

Communal gardens situated to the rear of the development with well-maintained lawns, mature trees and shrub borders.

Communal Parking:

Residents car park situated to the side of the development.

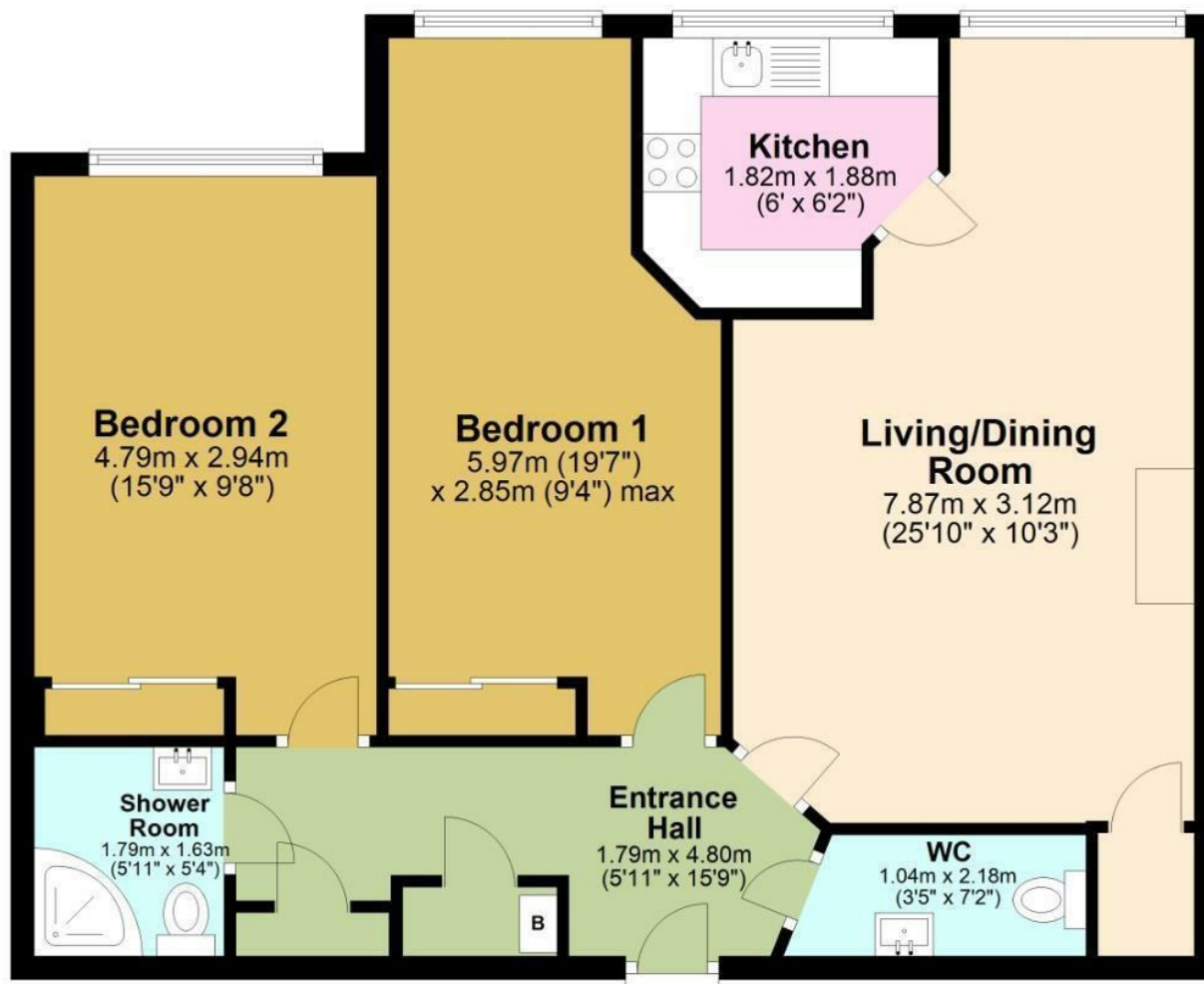
Tenure:

Leasehold. 125 years from 1st June 2016. 109 years remaining.

Service Charge: £5,065.12 per annum

Ground Rent: £891.54 per annum

The charges are paid every 6 months and include buildings insurance, window cleaning, lift, communal and lighting areas, water and sewerage to the apartment.



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
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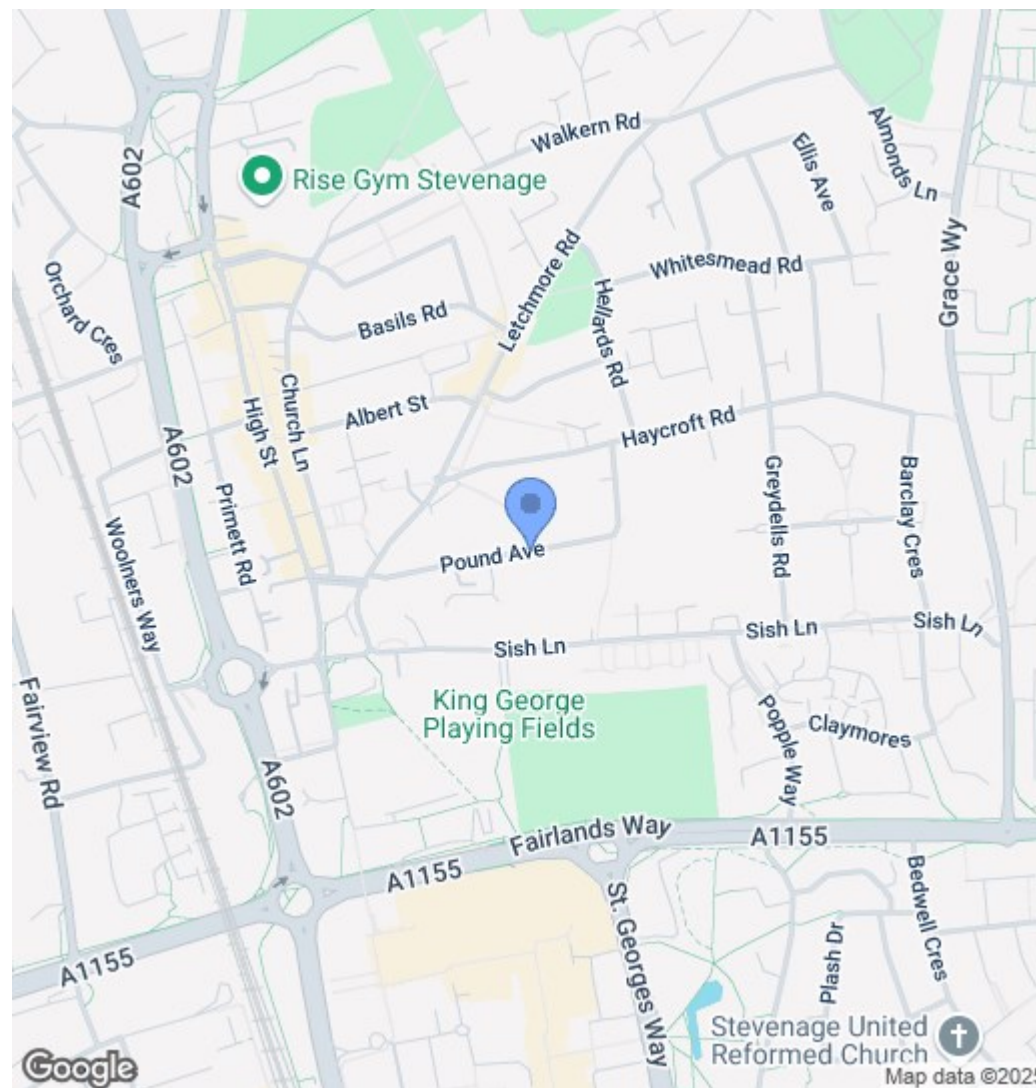
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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