



Primett Road, Stevenage, SG1 3EE

£245,000



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Primett Road, Stevenage

****CHAIN FREE - SOUGHT-AFTER LOCATION - LONG LEASE****

Nestled in the charming Old Town of Stevenage, this delightful retirement flat on Primett Road offers a perfect blend of comfort and modern living for those over 60. Built in 2016, the property boasts a contemporary finish that is both stylish and practical, making it an ideal choice for retirees seeking a peaceful yet vibrant community.

The flat features a well-appointed reception room that provides a welcoming space for relaxation and socialising. The single bedroom is designed with comfort in mind, ensuring a restful retreat at the end of the day. The shower room is modern and functional, catering to the needs of its residents.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. Residents will also benefit from access to communal facilities, fostering a sense of community and providing opportunities for social interaction with neighbours.

Situated in a sought-after location, this flat is conveniently close to local amenities, shops, and transport links, making it easy to enjoy all that Stevenage has to offer. Whether you are looking to downsize or seeking a new chapter in a supportive environment, this retirement flat presents an excellent opportunity to embrace a fulfilling lifestyle in a lovely setting.







Entrance Hall:

Security door entry system, emergency speech module, door to walk in storage cupboard with plumbing for washing machine, laminate flooring and doors to:

Living Room:

Doors opening to balcony, TV and telephone points, raised electric sockets, laminate floor and doors to:

Kitchen:

Modern fitted kitchen with a range of base and wall mounted units, worksurface incorporating sink with mixer tap and drainer, built in oven with microwave above, four ring hob with splash back and extractor fan over, integrated fridge/freezer and dishwasher and UPVC double glazed window to rear.

Bedroom:

Large walk in wardrobe, TV and telephone point, electric sockets and UPVC double glazed window to rear.

Shower Room:

Modern shower room consisting of walk in shower with glass screen, wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail and emergency pull cord.

Tenure:

Lease length: 999 years from 1st June 2016
 Ground rent: £425 per annum
 Ground rent review: 1st June 2031
 Service Charge: £3,055.51 per annum to include:

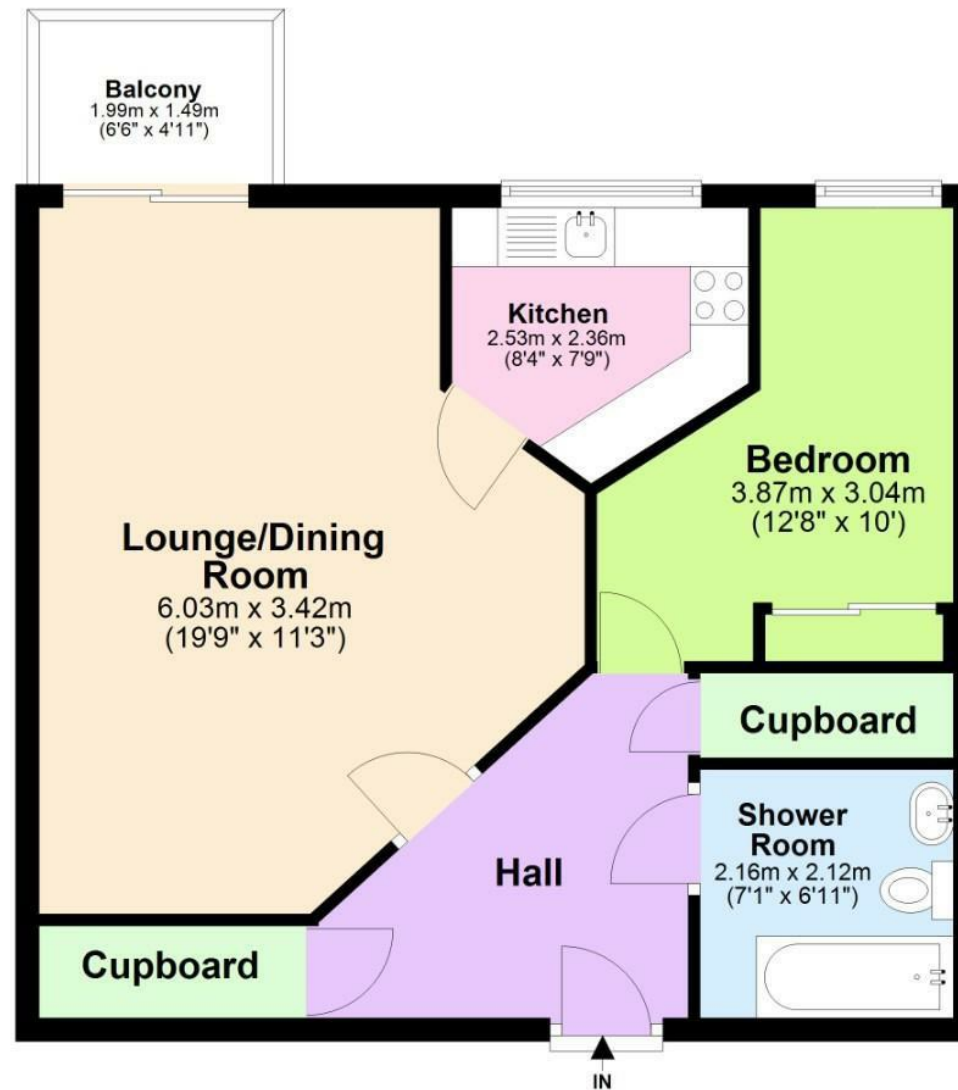


- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings Insurance

Residents Parking:

Parking spaces can be rented for £250pa.

Apartment



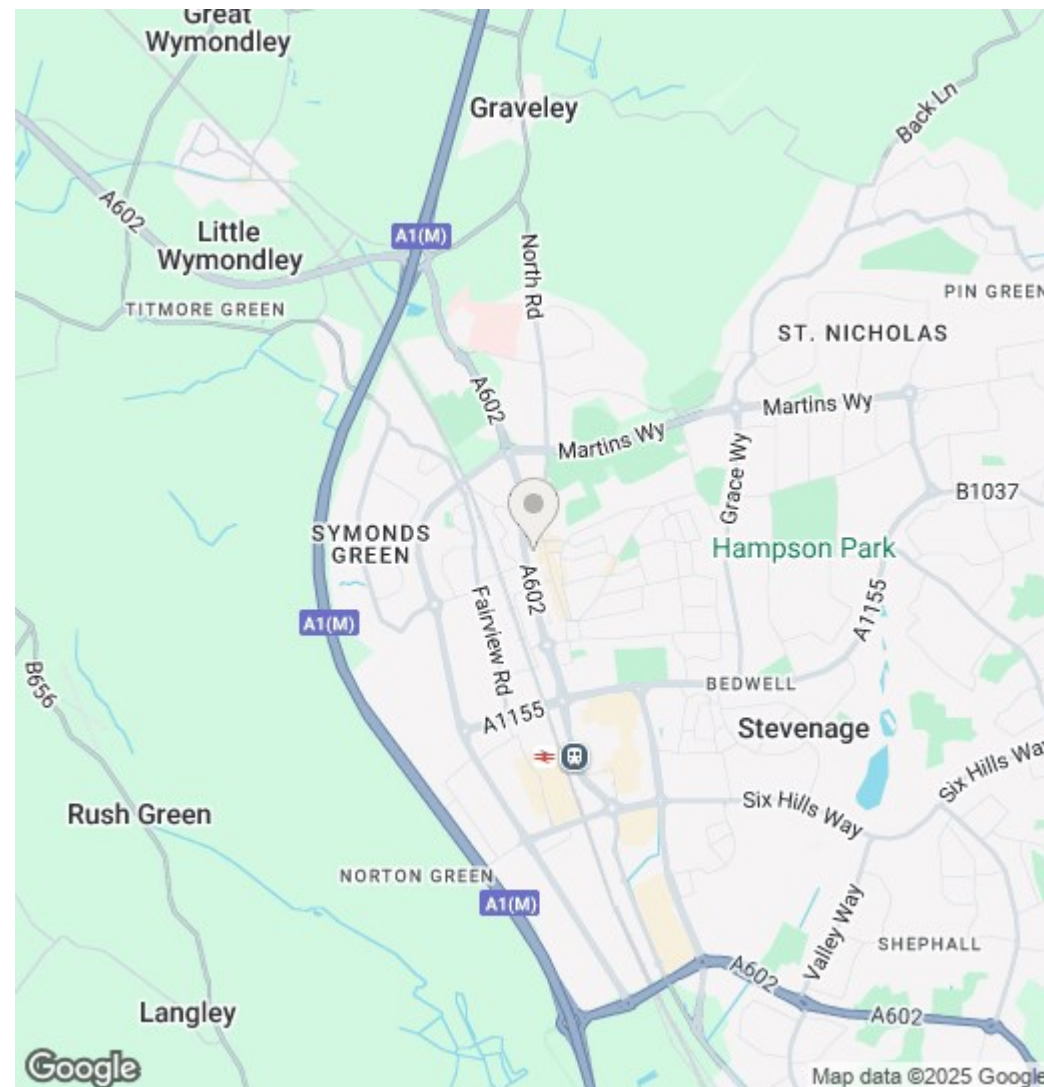
Total area: approx. 54.0 sq. metres (580.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
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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