



Pound Avenue, Stevenage, SG1 3DZ

£330,000



Astonia Lodge, Pound Avenue, Stevenage | Retirement Property | Ground Floor Apartment | Direct Garden Access | Two Double Bedrooms | En-Suite WC | Kitchen with appliances | Lodge Manager | Guest and Wellbeing Suite | Centrally Located

A rarely available two double bedroom ground floor apartment with direct garden access 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 an entrance hallway with storage, a living/ dining room with back door to the garden, kitchen with integrated appliances, master bedroom with fitted wardrobes and WC, second double bedroom and separate shower room. The apartment benefits from a back door with private patio area and South Facing garden overlooking the communal grounds.

Astonia Lodge benefits from a communal lounge, games room and coffee bar, a South facing garden with lawn area and mature trees, resident car parking, lifts to all floors and secure entry system.

Further specifications include; A Lodge Manager, fully furnished guest suite, on-site wellness suite, refuse room, double glazed throughout, 24 Hour careline system and illuminated light switches.

Situated in Stevenage Old Town Astonia Lodge is conveniently situated for local shops and amenities with the High Street of independent businesses on its door step and bus stop to the Town Centre and Train Station.







Entrance Hall

5'11" x 33'11"

Entrance via individual front door with letter box, store cupboard with water tank, carpeted, electric radiator, door to shower room, bedrooms and living/dining room, 24 hour careline system, illuminated light switches.

Living/Dining Room

13'9" x 20'2"

Double glazed back door to patio area and communal garden, carpeted, electric fireplace, tv point, illuminated light switch, electric radiator, door to kitchen.

Kitchen

6'7" x 9'2"

Double glazed window to side aspect, range of wall and base units with countertop, tiled splashbacks, stainless steel sink with drainer, undercounter fridge, freezer and washing machine, electric hob with extractor over, integrated oven.

Bedroom 1

17'5" x 9'11"

Double glazed window to rear aspect, carpet, electric radiator, fitted wardrobes with mirrored sliding doors, illuminated light switch, door to WC.

WC

3'4" x 4'5"

WC and wash hand basin.



Bedroom 2

13'9" x 9'3"

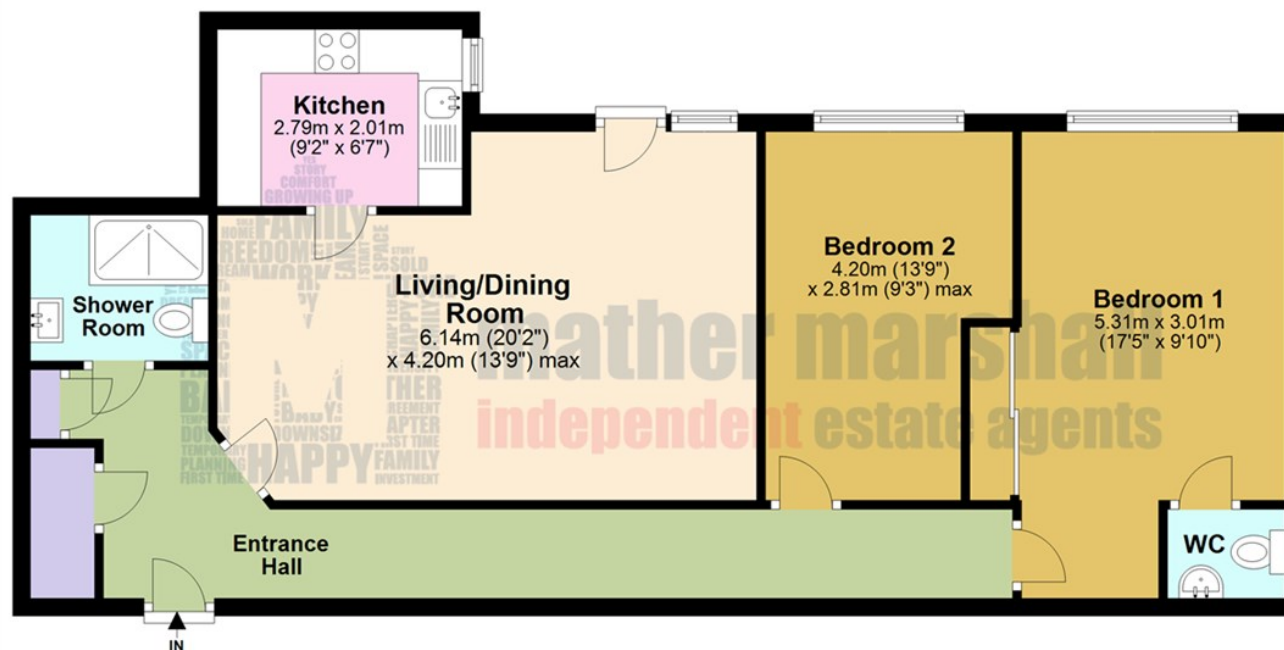
Double glazed window to rear aspect, carpet, electric radiator, illuminated light switch.

Shower Room

5'5" x 6'8"

Corner shower unit, low level WC with vanity below and above, dual flush WC, heated towel rail.

Ground Floor



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.

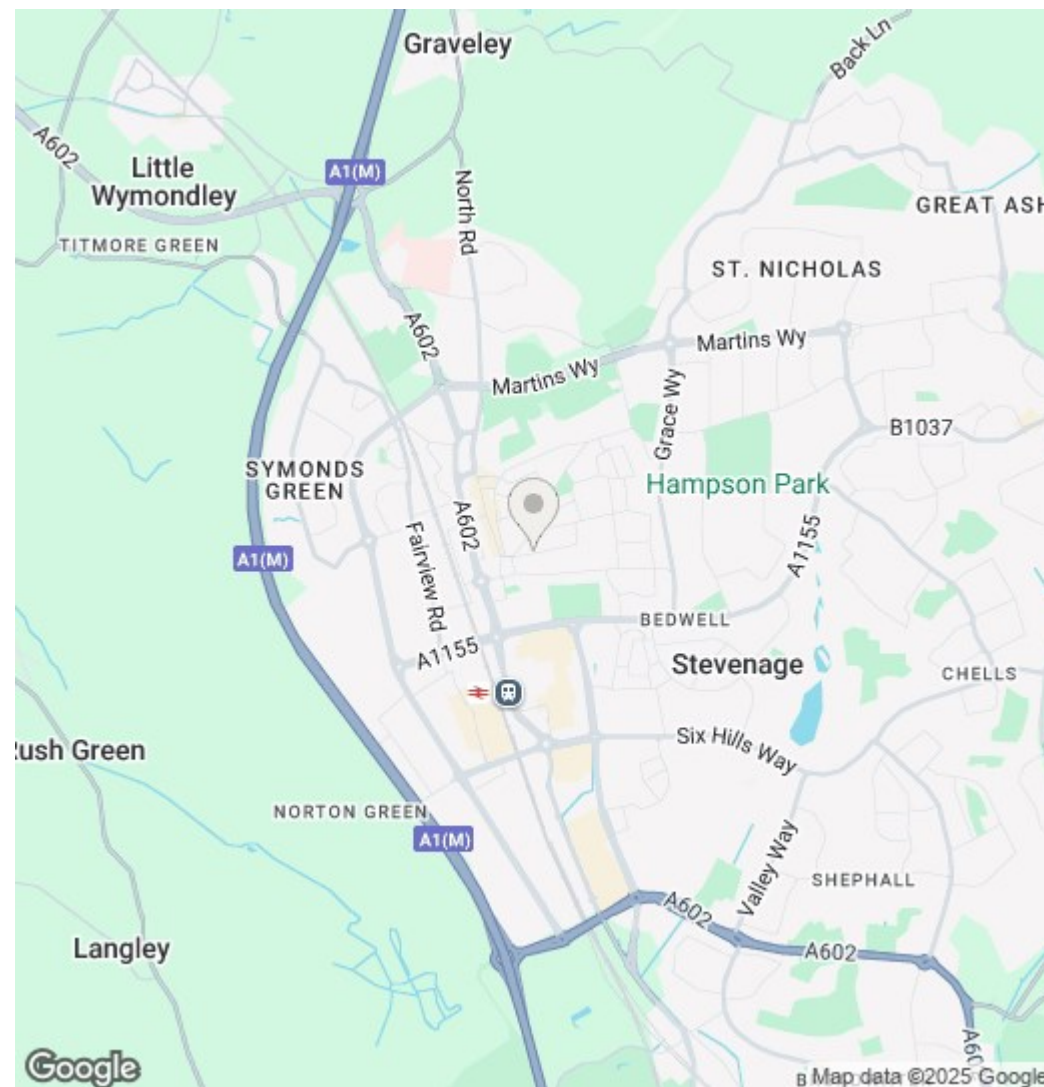
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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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.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com