



Pound Avenue, Stevenage, SG1 3DZ

£240,000



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Pound Avenue, Stevenage

****PRIME LOCATION - CHAIN FREE - LONG LEASE****

A rarely available one bedroom top floor retirement apartment with Juliet balcony in the sought after Astonia Lodge in Stevenage, Old Town, offered to the market CHAIN FREE. Beautifully presented, this apartment boasts an abundance of natural light and has been thoughtfully designed offering space and convenience.

The property comprises, entrance hallway with good sized storage cupboard, living/ dining room with feature fireplace and Juliet balcony, kitchen with integrated appliances, shower room and bedroom with fitted wardrobes.

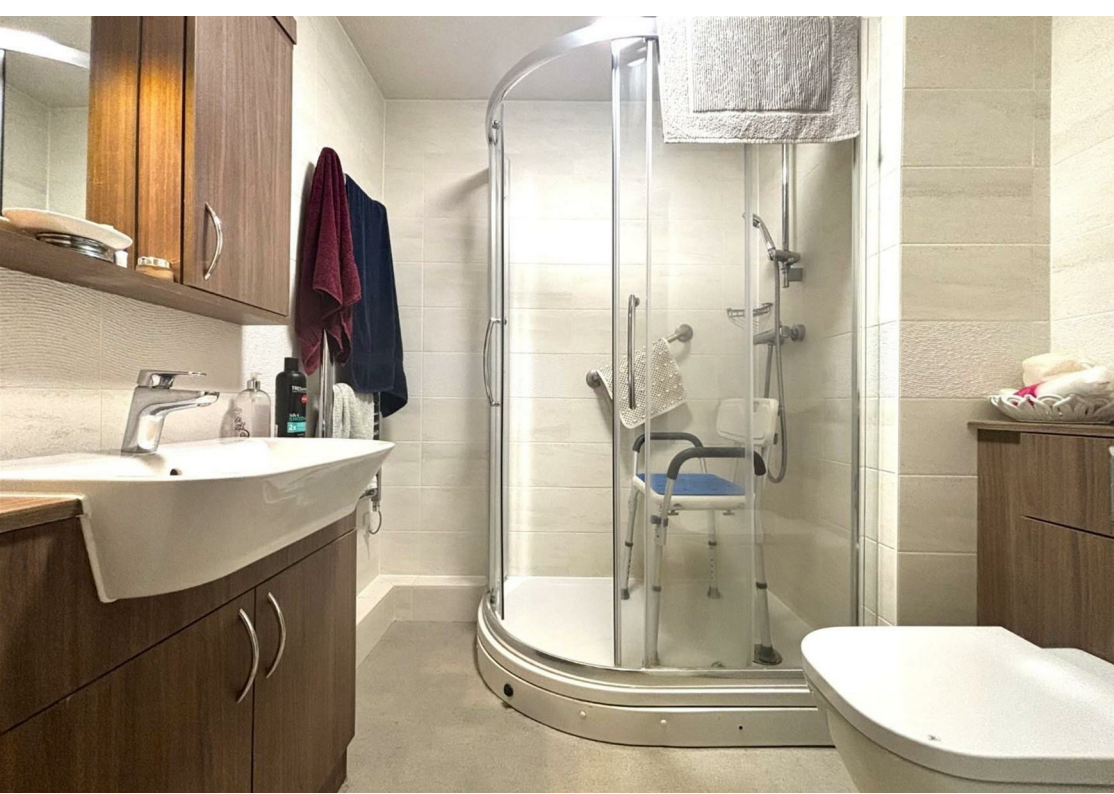
Astonia Lodge benefits from a communal lounge, games room and coffee bar, South facing garden with lawn area and mature trees, resident car parking, lifts to all floors and secure entry system.

Further specifications include; A Lodge Manager, fully furnished guest suite, on-site beauty suite, constructed to NHBC standards with a 10 year warranty, refuse room, double glazed throughout and illuminated light switches.

The property is leasehold with approximately 119 years remaining. The council tax is a Band B with Stevenage Borough Council. We have been advised that the Service Charge and Ground Rent are paid half yearly and this includes Electricity and Water Bills. The most recent Ground Rent was £287.50 and Service Charge £1375.99.

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 and local businesses.







Communal Entrance:

With lift and stairs to second floor and door to:

Entrance Hall:

Store Cupboard with water tank, laminate flooring, electric radiator, door to shower room, bedroom and living/dining room, 24 hour careline system.

Living/Dining Room:

14'3 x 11'7

Double glazed window to front aspect, double glazed door to Juliet balcony, electric fireplace, carpet, tv point, electric radiator.

Kitchen:

9'8 x 7'11

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

Bedroom:

17'9 x 9'4

Double glazed window to front aspect, carpet, electric radiator, built in wardrobes with mirrored doors.

Shower Room:

6'8 x 6'2

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



Communal Gardens:

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

Communal Parking:

There are 20 Spaces and they have a committee and allocate the spaces between themselves.

Tenure:

Leasehold. 125 years from 1st June 2016. 116 years remaining.

Service Charge: £3396

Ground Rent: £820

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

Second 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.

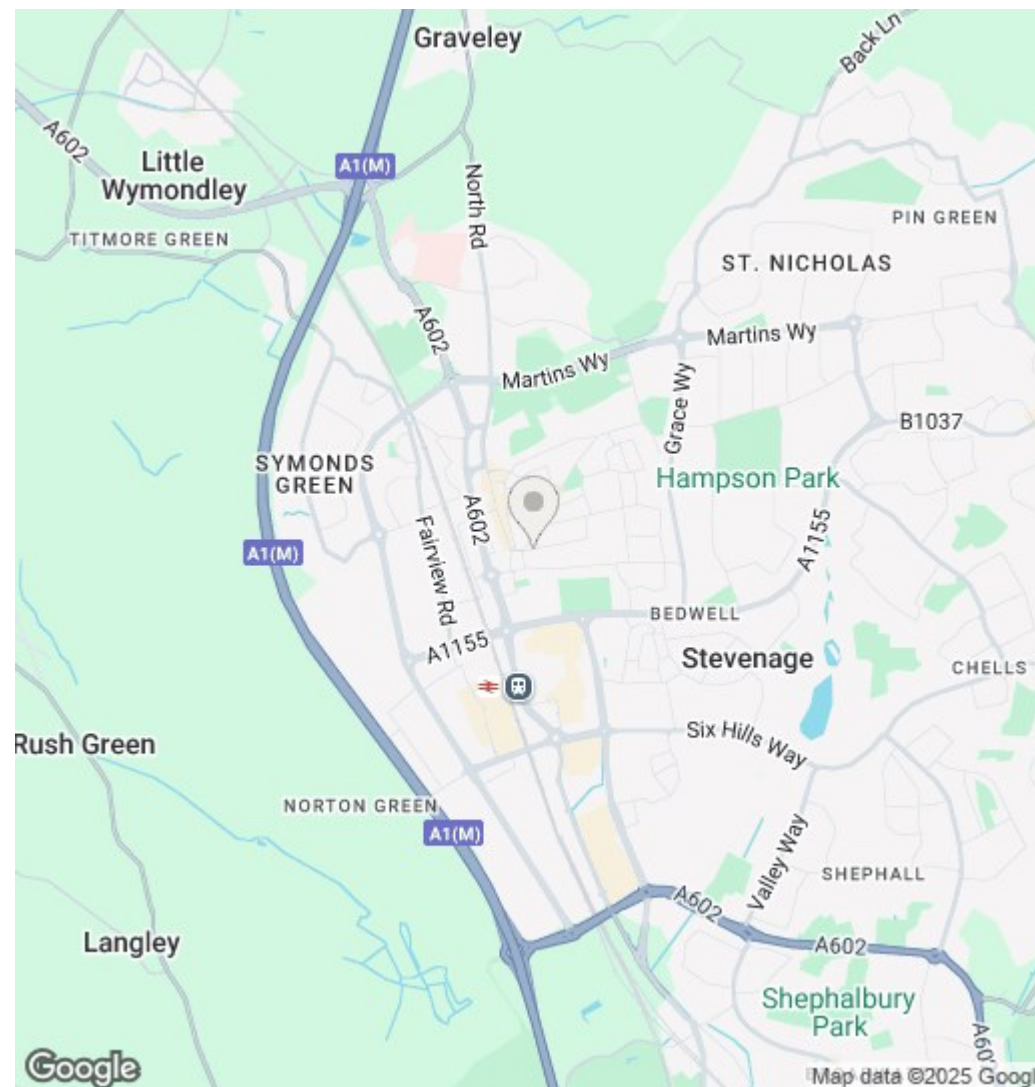
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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.

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