



The Lawns
Stevenage | SG2 9RT

AGENT HYBRID

**GUIDE PRICE £220,000 -
£230,000**



GUIDE PRICE £220,000 - £230,000 * Agent Hybrid welcomes to the market, this recarpeted and redecorated Spacious Two Bedroom Ground Floor Retirement Flat for the over 60's, offered CHAIN FREE, located in a quite Cul-De-Sac and within a short walk to a range of local amenities, including a Sainsbury's superstore, Doctors Surgery, Pharmacy, Community Centre and a Pub/Restaurant.

The Retirement complex has 24/7 care, by the way of a pull cord alarm emergency system in every room, a bookable guest suite for visitors, the use of the Laundry Room and beautiful communal Gardens.

Inside the property you are greeted by a large Entrance Hallway which has built in storage and doors into the Kitchen, Bedrooms 1 and 2, a large Lounge which opens out to the communal Garden and the Shower Room.

Outside you have an allocated parking space and access to the well maintained Communal Gardens.

With a long lease remaining of around 984 years, viewings come highly recommended!

- Entrance Hallway
- Kitchen - 8'4 x 8'2
- Lounge - 13'5 x 14'8
- Bedroom 1 - 13'5 x 8'9
- Bedroom 2 - 10'1 x 6'6
- Shower Room - 6'9 x 5'6

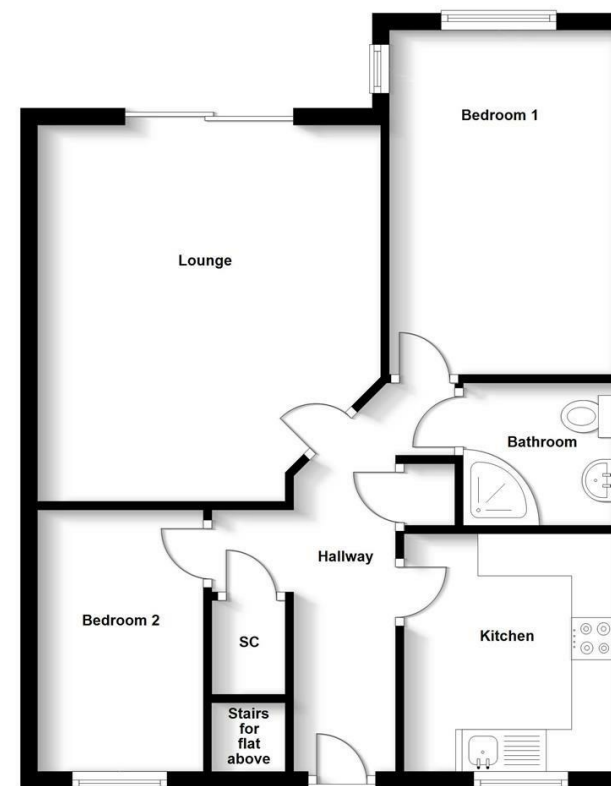
LEASE INFORMATION

The lease remaining is around 984 years.
There is a monthly service charge of £213.58 for 2024/2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			

Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID