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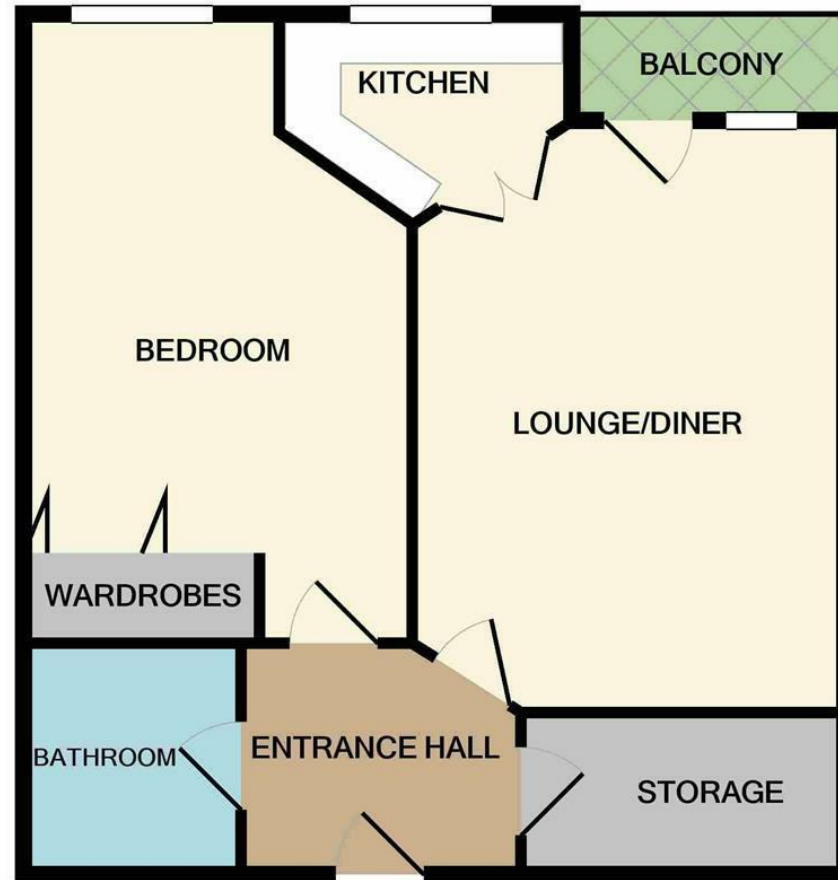
21 Pinetree Court Danestrete, Stevenage, Hertfordshire, SG1 1YJ

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Guide Price £165,000

CHAIN FREE - Centrally located is this wonderful one bedroom first floor apartment targeted at the over 60's, the property has a secure entry system and lifts to all floors, the property accommodation offers entrance hall, lounge/diner, kitchen, master bedroom with fitted wardrobe and shower room, externally the property offers communal gardens, a viewing is highly recommended.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	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	78	81
(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		

THE DEVELOPMENT

Pinetree Court is a retirement development with a target audience aimed at the over 60's. There is security entry on the ground floor where there is also a member of concierge staff at most times during the day. There is a fully equipped and spacious laundry room (cost included in the maintenance charge) on the ground floor along with a Guest Suite (additional charge) for family members, should they choose to stay over. There are lifts and stairs to all floors and there is a super residents lounge with a kitchen where residents are able to socialise together and enjoy talks and activities. Pinetree Court is very well located close to the railway and bus station and is also close to the town centre offering a variety of shops and banking.

ENTRANCE HALL

7'9" x 6'9"
Security entry system. Large walk in storage cupboard which houses the hot water tank, fuse box and the electricity meter. Illuminated light switches.

LOUNGE/DINER

19'6" x 10'9"
Double glazed door and window to the front aspect leading to the private balcony. Air conditioning unit and wall mounted heater. Double doors to the kitchen.

KITCHEN

7'6" x 8'9"
The kitchen is fitted in a modern range of matching base and eye level units with work surfaces over incorporating a stainless steel sink unit. Fitted appliances include a fridge, freezer and cooker with hob and extractor. Ceramic splash tiling. Double glazed window to the side aspect.

BEDROOM

17'8" x 9'1"
Fitted wardrobes to one wall with mirrored fronts.

Double glazed window to the side aspect. Wall mounted heater.

SHOWER ROOM

Suite comprises low level wc, pedestal wash hand basin and walk-in double shower cubicle with shower. Extensive ceramic tiling to the walls. Shaver point. Extractor fan.

BALCONY

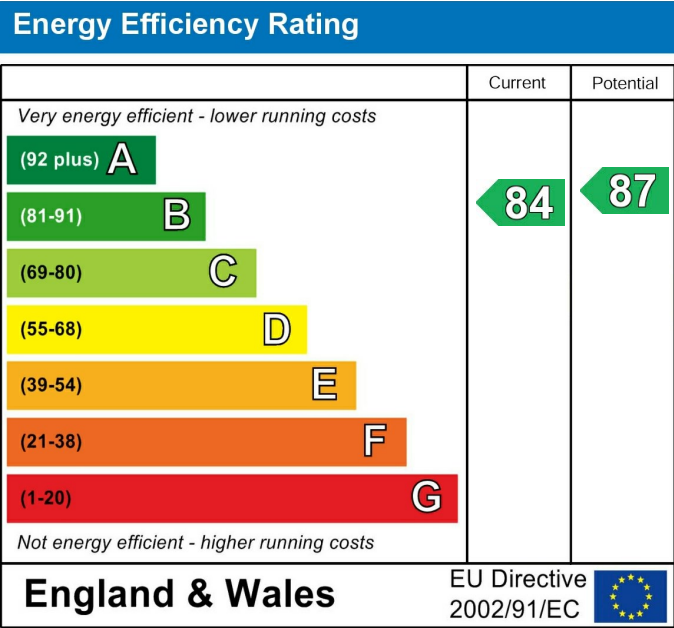
6'0" x 6'3"
Enclosed by glass panelling and safety rails. Paved and ideal for pots. Outside lighting.

OUTSIDE

Communal gardens with some seating areas. Residents parking and visitors spaces.

LEASE DETAILS

We have been advised by the seller that:
LEASE LENGTH: 125 years from 2007.
SERVICE CHARGE: £TBC
GROUND RENT: £TBC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









