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Apartment 73, Pinetree Court Danestrete, Stevenage, SG1  
1YJ

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Guide Price £165,000

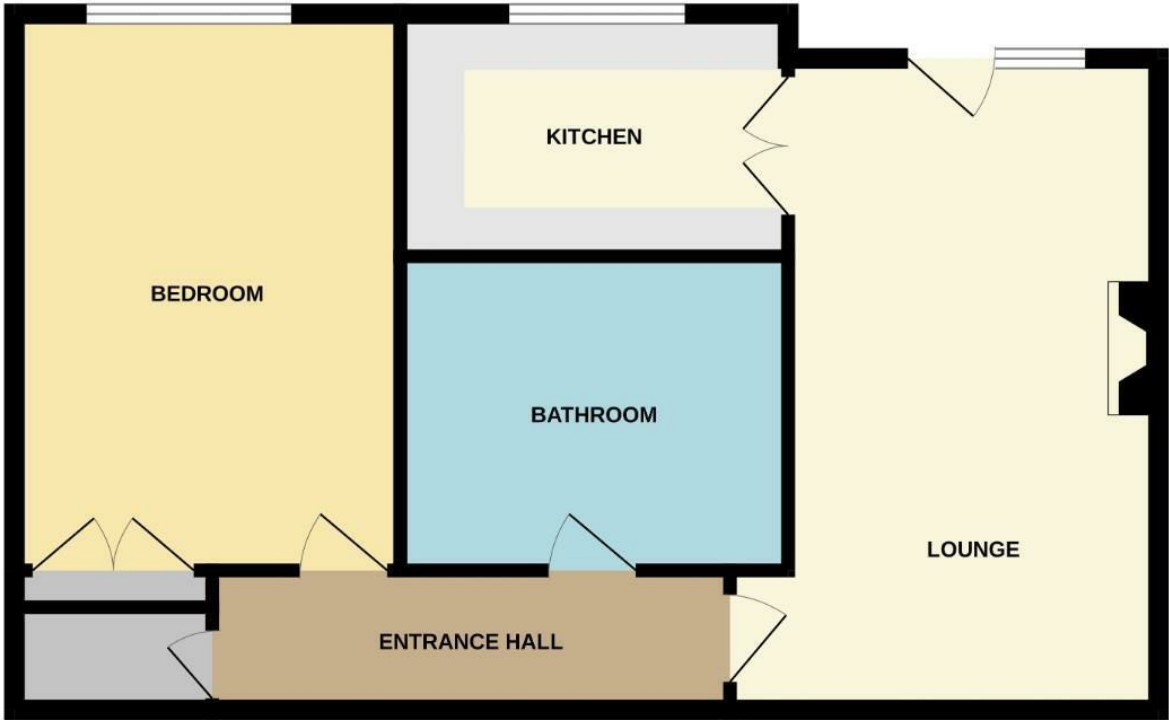
Welcome to this charming retirement property for the over 60s only located in the heart of the New Town, Stevenage. This delightful home is situated within a peaceful community, retirement living offering a tranquil retreat for those looking to enjoy their golden years in a serene environment. The single reception room provides a warm and inviting space to entertain guests or simply unwind with a good book.

With its convenient location and thoughtful design, this retirement property is ideal for those seeking a comfortable and low-maintenance lifestyle. Don't miss the opportunity to make this lovely abode your own and enjoy all that retirement has to offer in this wonderful setting.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**The Development**

Pinetree Court is a retirement development with a target audience aimed at over 60s. There is security entry on the ground floor where there is also a member of concierge staff/house manager at most times of the day. There is a fully equipped and spacious laundry room ( cost included in he 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, activities and a friendly cup of tea. Pinetree Court is very well located to the bus and railway stations, which provide excellent travel times (20mins approx..) into Kings Cross or St Pancras. Located just across from the Town Centre which has a variety of shops, cafes and banking facilities. Pinetree Court also provides a house manager on site.

**Third Floor**

**Hallway**

9'2" x 4'6"  
Doors to all rooms. Front door leads into the hallway. Large storage/airing cupboard (2'9 x 7'6) housing fuse board and hot water cylinder. Emergency pull cord system, illuminated light switches.

**Lounge**

9'7" x 18'6"  
UPVC double glazed door to Juliette balcony. Central fireplace. Air flow unit. Wall mounted heater.

**Kitchen**

7'7" x 9'3"  
UPVC double glazed window to front aspect. Stainless steel sink unit, electric hob with extractor over, microwave, oven and grill under. Under .... fridge/freezer. Tiled splashbacks. Matching eye level and base units with work surfaces over.

**Bedroom**

14'6" x 10'4"  
UPVC double glazed window to front aspect. Wall mounted heater. Mirrored wardrobes.

**Bathroom**

7'2" x 5'6"  
Walk-in shower cubicle, low level W/C, vanity sink unit with storage under and mirror over. Tiled throughout. Dimplex overhead heater.

**Communal Lounge and Gardens**

Spacious communal lounge where a number of events take place for residents such as coffee mornings and excursions. Communal kitchen. Guest suite for over night guests. Communal grounds with some seating areas. Onside office manager. resident parking is on a first come first served basis.


**Laundry Room**

Ground floor. Fully fitted laundry room with washing machine and tumble dryers. Included in the maintenance charge.

**Lease Details**

Lease length - 125 years from 1/6/2006  
Ground rent - Half yearly £212.50 (1st Sept to 28th Feb 2025)  
Service charge - Half yearly £1,184.80 ( 1st March to 31st August 2024)  
Service charge includes water rates, buildings insurance and use of communal services.

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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.











