

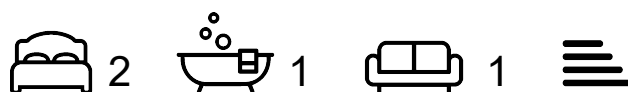
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



20 Pinetree Court, Danestrete, Stevenage, SG1 1YJ  
Stevenage, SG1 1YJ

Asking Price £235,000



# Tenure: Leasehold

Independent Retired Living / 24hr careline service / For the over 60s / Laundry room  
/ Town Centre Location



## 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/house manager 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, activities and a friendly cup of tea. Pinetree Court is very well located close 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.

## Second Floor

### Entrance Hallway

15'0" x 7'1" (4.57m x 2.16m)

Electric storage heater. Pull cord alarm system and entry phone system. Large walk in storage cupboard housing meters. Airing cupboard with laundry shelves.

### Lounge

15'11" x 11'2" (4.85m x 3.40m)

Electric fire with mantle and hearth. Fitted air venting unit. Telephone and TV point. Dual aspect double glazed windows to side and front aspects.

### Kitchen

9'0" x 5'9" (2.74m x 1.75m)

Fitted in a range of matching eye and base level units with roll edge work surface over, stainless steel sink unit with mixer tap, built in electric oven and separate electric hob with extractor hood over and integrated fridge freezer. Tiled surround. Double glazed window to side aspect.

## Bedroom One

15'8" x 9'3" (4.78m x 2.82m)

Built in wardrobes with bi-folding mirrored doors. Double glazed window to rear aspect.

## Bedroom Two

14'8" x 8'5" (4.47m x 2.57m)

Double glazed window to rear aspect.

## Bathroom

6'9" x 5'8" (2.06m x 1.73m)

The suite comprises low level w/c, wash hand basin and double width walk in shower cubicle. Fully tiled walls. Vanity cupboard, mirror and light. Wall mounted heater and extractor fan.

## Communal lounge & 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. Onsite office manager. Resident parking is on a first come first served basis.

## Laundry room

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

## Lease details

We have been advised that:

125yrs from 2007

Service charges: £2,579 pa (approx.) (includes water rates, building insurance and use of communal services)

Ground Rent: £460 pa (approx.)

## AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC is available for this property.







## Road Map



## Hybrid Map



## Terrain Map



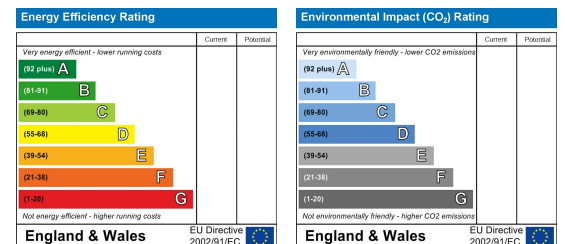
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.