

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 11 The Lawns

Stevenage, SG2 9RT

Guide Price £220,000



Council Tax: B



# Tenure: Leasehold

A well presented two bedroom first floor maisonette for the over 60's. Located within a sought after complex which offers independent living but having the assurance of an alarm pull cord system. The property benefits from a fitted kitchen, newly fitted shower room, lounge with private balcony. electric heating, double glazing, private parking and communal gardens. VACANT POSSESSION.



## Entrance Hall

Double glazed front door, stairs leading to first floor landing, Velux window, electric heater, meter cupboard, alarm pull cord.

## First Floor Landing

Access to loft, alarm system with intercom and pull cord, electric heater, airing cupboard.

## Kitchen

11'11 x 7'9 (3.63m x 2.36m)

Window to front, range of built in wall and base units with complimentary worktops incorporating a stainless steel sink unit with ceramic tiled splashbacks, space for cooker with extractor over, space for fridge/freezer and washing machine, breakfast bar, electric wall heater, alarm pull cord.

## Lounge/Diner

14'4 x 14'1 (4.37m x 4.29m)

Sliding doors opening to a spacious private balcony, overlooking the communal gardens and seating area, electric heater, alarm pull cord.

## Bedroom One

13'3 x 9'1 (4.04m x 2.77m)

Windows to rear and side, electric heater, alarm pull cord, t/v point.

## Bedroom Two

10'2 x 6'8 (3.10m x 2.03m)

Window to front, electric heater, alarm pull cord.

## Shower Room

6'11 x 6'0 (2.11m x 1.83m)

Modern white suite comprising of corner shower cubicle, wash hand basin with cupboard below, low

level w/c, ceramic tiled splashbacks, shaver point, alarm pull cord, window to side.

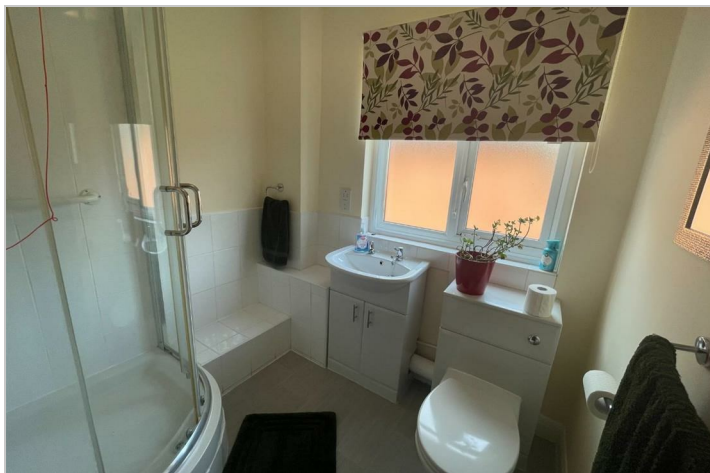
## Outside

There is an allocated parking space to the front, well maintained communal gardens with seating area.

## Agents Note

There is a guest bedroom for family visitors subject to availability, and the use of a communal drying room. The property is only for the over 60's and is being sold with no onward chain.

There are 71 years remaining on a 99 year lease. Service Charge is currently £213.58 per month. No ground rent is payable.



## Road Map



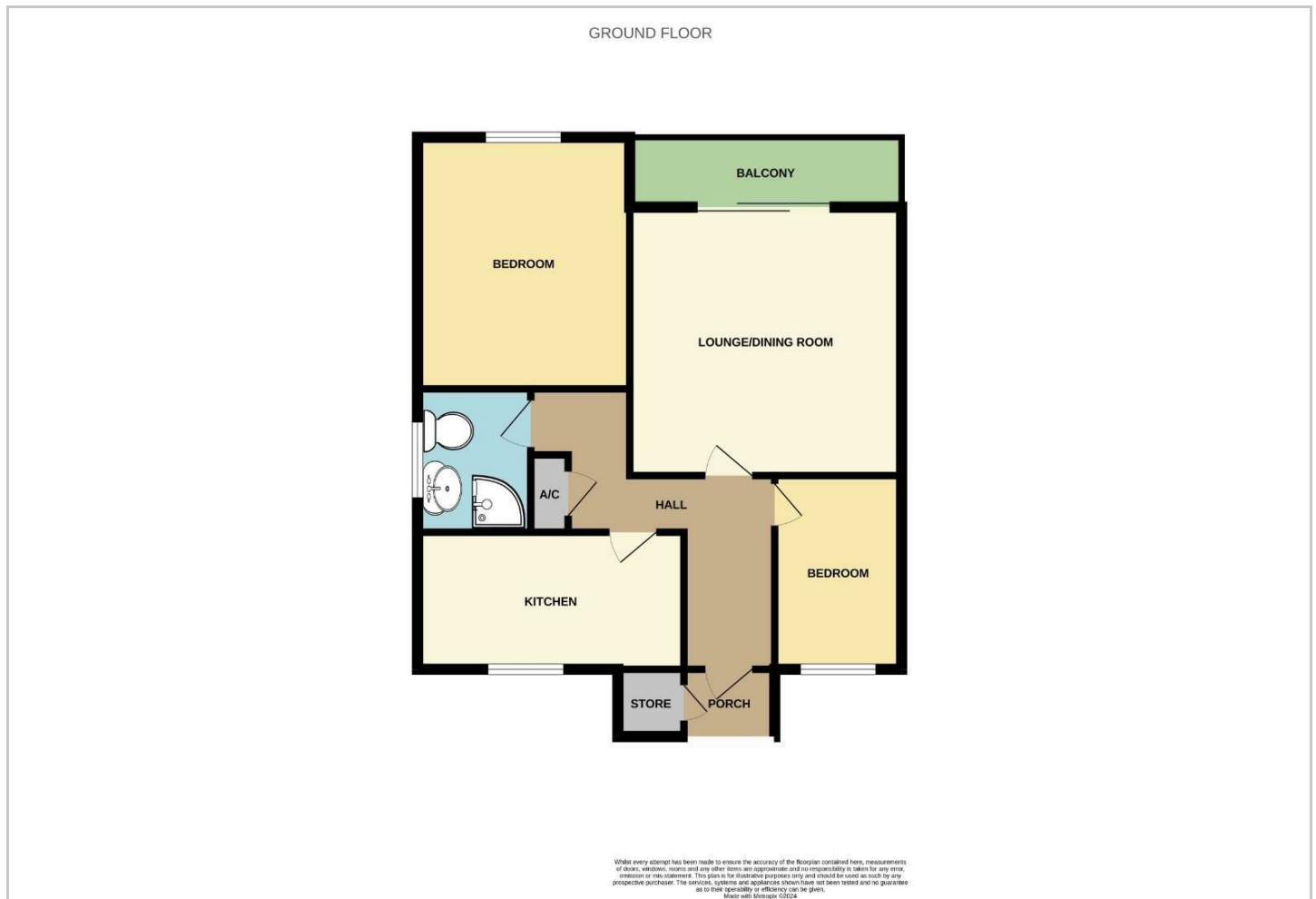
## Hybrid Map



## Terrain Map



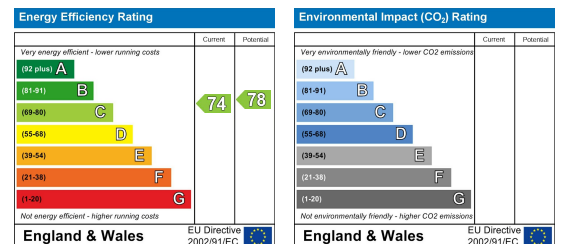
## Floor Plan



## 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.