

HUNTERS[®]

HERE TO GET *you* THERE



56 Pinetree Court

Stevenage, SG1 1YJ

Guide Price £250,000

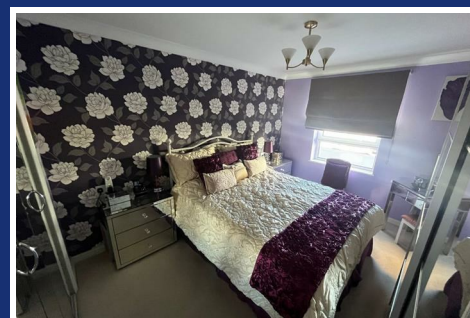
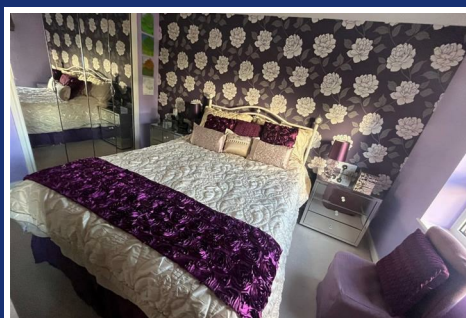


Council Tax: C



Welcome to Pinetree Court in the charming town of Stevenage! This delightful retirement for the over 60s only! The property boasts a cosy reception room, perfect for relaxing and entertaining guests. With two lovely double bedrooms, there's plenty of space for guests or hobbies. The property features a well-maintained bathroom and a large private balcony. Located in Stevenage New Town Centre, you'll have easy access to local amenities, shops, and beautiful green spaces. The property's convenient location ensures you can enjoy a relaxed lifestyle while having everything you need within reach. Embrace a new chapter in your life surrounded by comfort and peace of mind within this private community at Pinetree Court.

CHAIN FREE / Private balcony / Independent retirement living / 24hr careline service / onsite manager / Residents lounge & communal gardens



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 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 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.

First Floor

Entrance Hallway

Front door leads into property. Wall mounted heater. Storage cupboard. Large utilities cupboard housing electric meter, fuse board and water cylinder. Telephone entry system.

Lounge

10'8" x 17'6" (max) (3.25m x 5.33m (max))

Air flow unit. Electric fire place. Space to dine. UPVC double glazed window and door to front aspect leading to balcony. Wall mounted heater.

Balcony

Private balcony for seating and potted plants.

Kitchen

7'2" x 7'0" (2.18m x 2.13m)

UPVC double glazed to side aspect. Fitted kitchen comprising matching eye level and base units with roll

edge work surfaces over. Integral oven and grill. Single drainer sink unit. Under counter fridge and freezer. Plumbing for washing machine. Integral electric hob.

Bedroom One

13'2" x 10'3" (4.01m x 3.12m)

UPVC double glazed window to front aspect. Wall mounted heater. Integral double mirrored wardrobe.

Bedroom Two

13'2" x 9'9" (4.01m x 2.97m)

UPVC double glazed window to front aspect. Wall mounted heater.

Bathroom

7'0" x 5'5" (2.13m x 1.65m)

Walk in shower cubicle, vanity sink unit with mirror over and unit under. Low level w/c. Dimplex heater. Extractor fan.

Outside

Communal grounds 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. Onsite office manager. Resident parking is on a first come first served basis.

Laundry Room

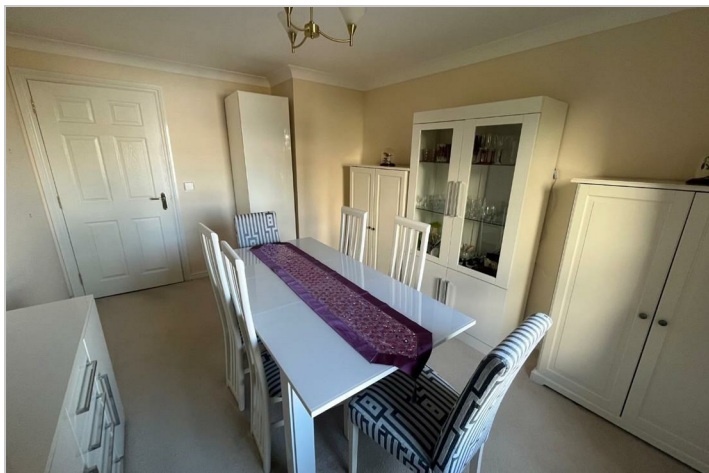
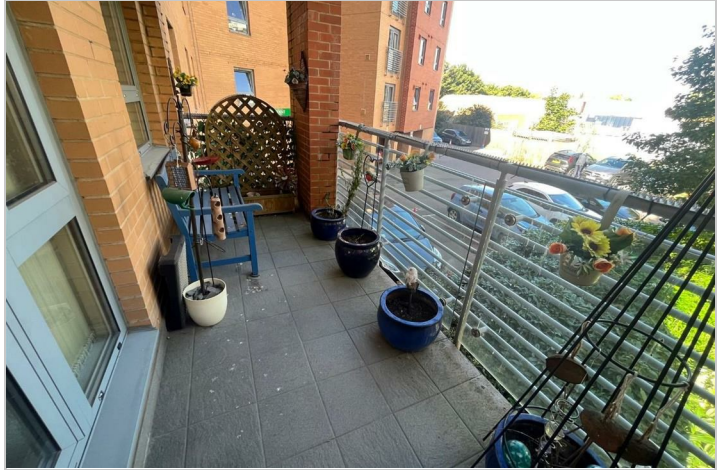
Ground floor. Fully fitted laundry room with washing machine and tumble dryers. Included in the maintenance charge.

Lease details

Length - 125yrs from 2008

Service charges and ground rent - £2,035.46 combined/half yearly

Service charge includes water rates, buildings insurance and use of communal services.



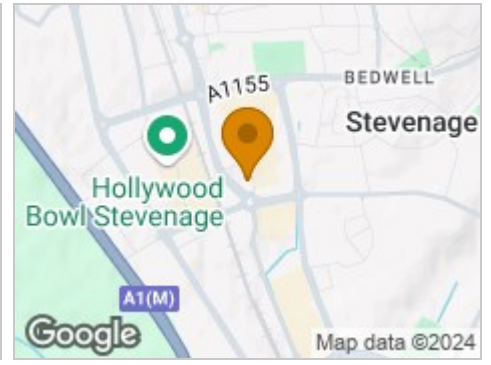
Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR

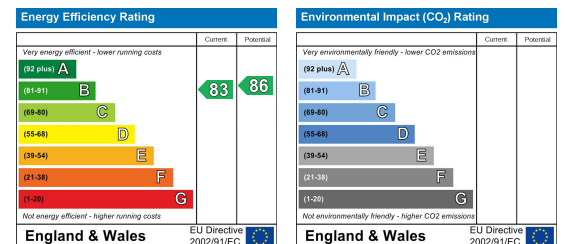


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.