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## 53 Pinetree Court

Stevenage, SG1 1YJ

Guide Price £165,000

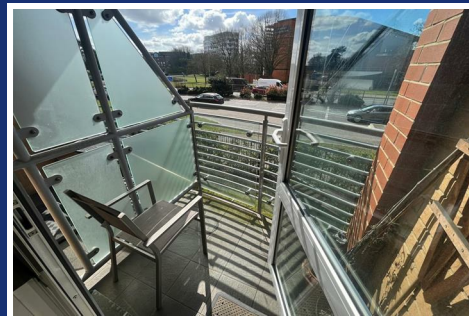


Council Tax: B





**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.



## 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 rear 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 rear aspect.

## Bedroom

17'8" x 9'1"

Double glazed window to the rear aspect. Wall mounted heater. Fitted wardrobes to one wall with mirrored fronts.

## 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" (1.83m x 1.91m)

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

- Chain Free
- Private balcony
- Lift service to all floors
- Double bedroom with built in wardrobe
- Recently redecorated throughout
- Town Centre location ideal for walking to shops and bus station
- Over 60's only







Road Map



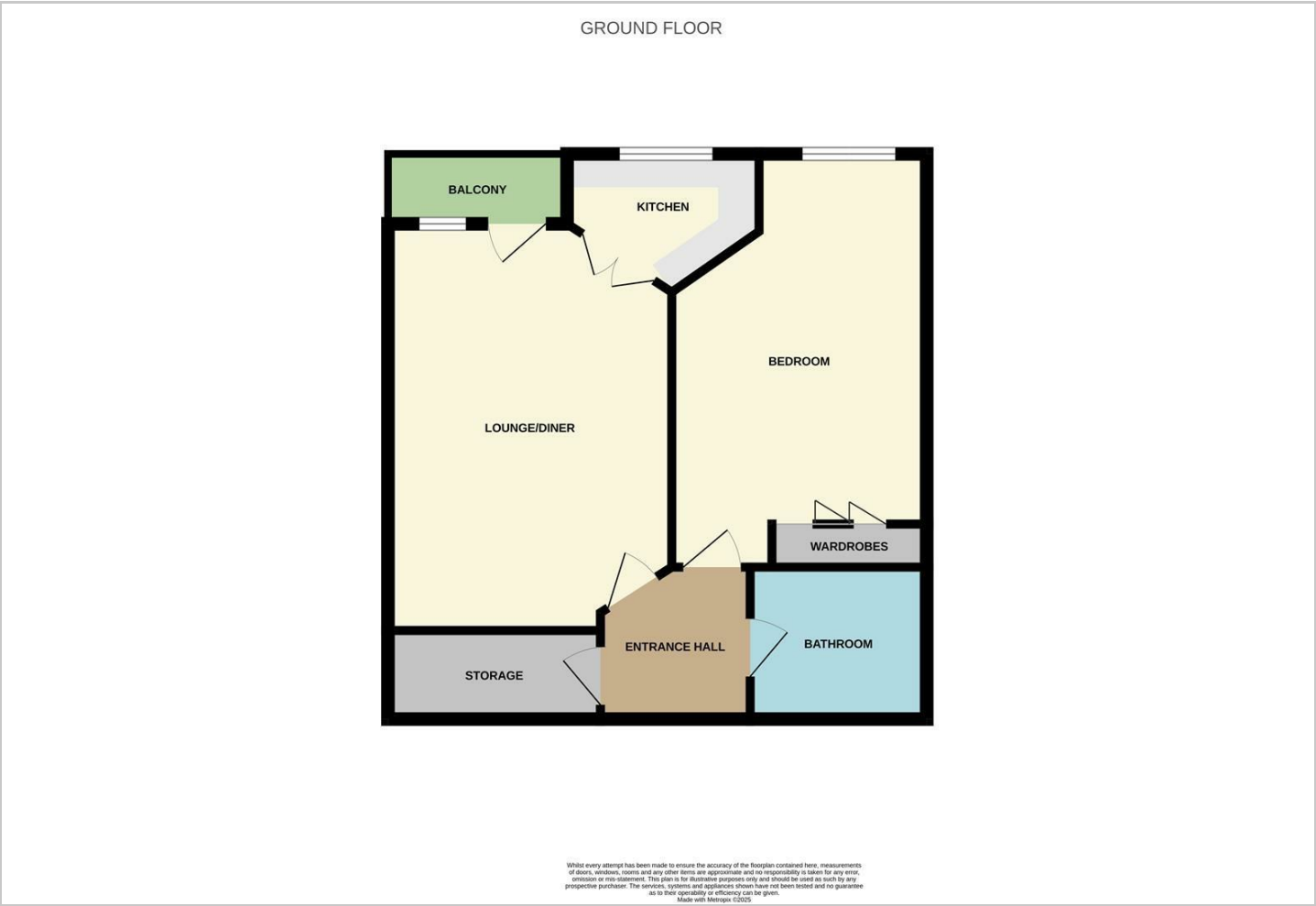
Hybrid Map



Terrain Map



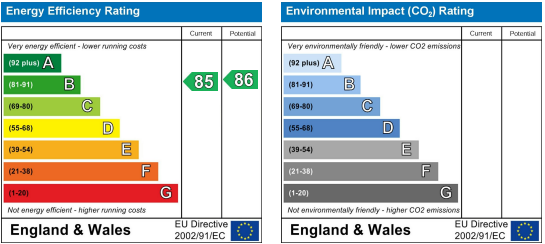
Floor Plan



Viewing

Please contact our Stevenage Sales Office on 01438 313 393 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.