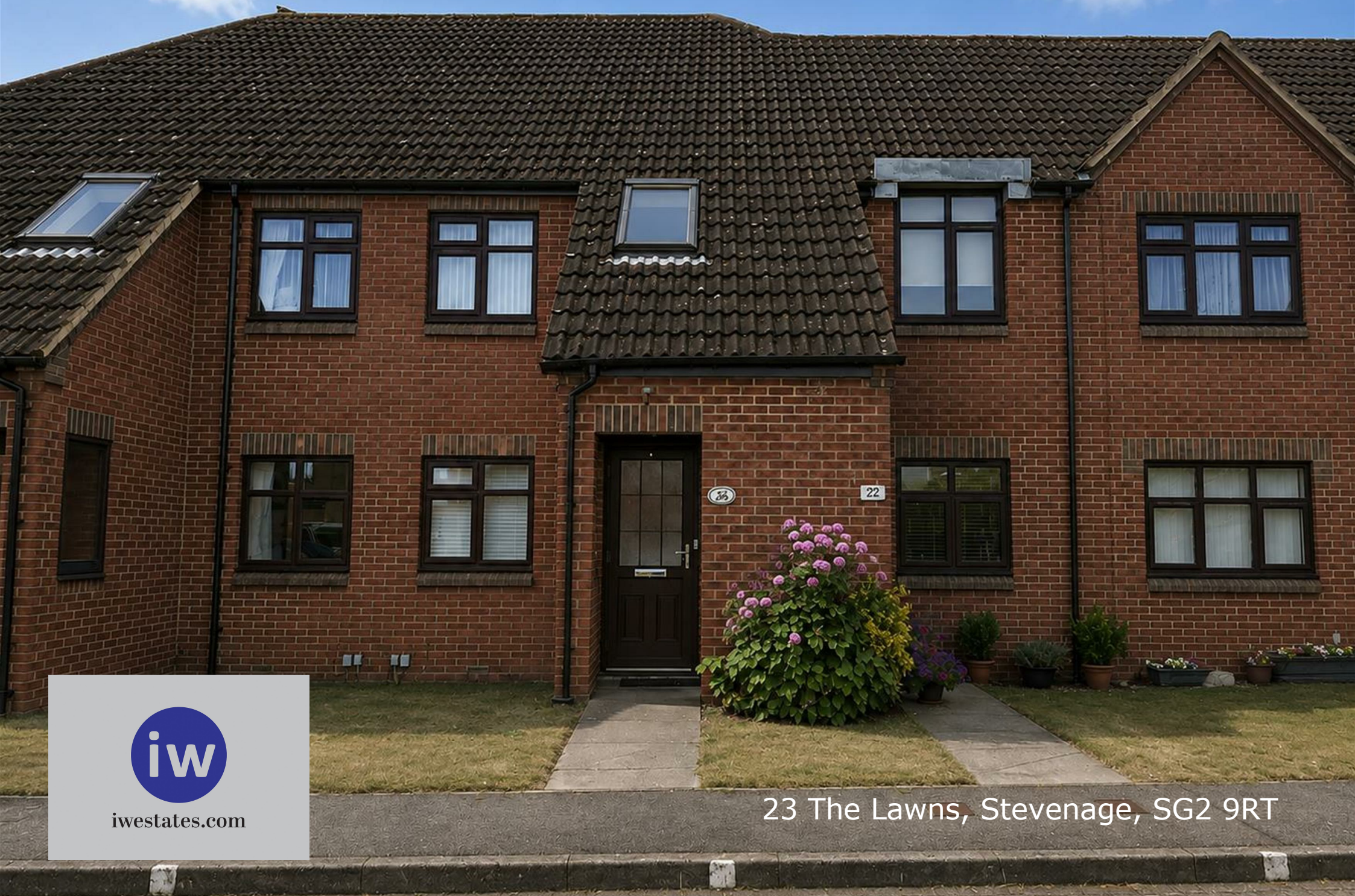




iwestates.com

23 The Lawns, Stevenage, SG2 9RT

23 The Lawns, Stevenage, SG2 9RT

Price Guide £150,000

This beautiful over 60s retirement apartment has two bedrooms and is located in the desirable area of The Lawns, Stevenage. The delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for those looking to downsize.

As you enter the apartment, you are greeted by a warm and inviting atmosphere. The spacious living area provides ample room for relaxation and entertaining, with large sliding patio doors allowing natural light to flood the space, as well as the benefit of the balcony area, bringing the outside in. The well-appointed kitchen is designed for both functionality and style, offering plenty of storage and workspace for culinary enthusiasts.

Situated in a sought-after location, this apartment benefits from excellent transport links and local amenities. Residents can enjoy nearby parks, shops, and the development itself benefits from a communal garden and parking - NO ONWARD CHAIN

This property presents a wonderful opportunity to own a lovely home in a vibrant community. Do not miss your chance to view this delightful apartment in The Lawns, Stevenage. It could be the perfect place for you to create lasting memories.

- Retirement Maisonette for the over 60's
- Spacious Lounge with Private Balcony
- Modern Shower Room
- Allocated Parking
- First Floor Two Bedroom
- Kitchen/Breakfast Room
- Double Glazing & Electric Heating
- No Onward Chain

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
Stevenage@iwestates.com | www.iwestates.com



Approximate Gross Internal Area
60.07 sq m / 646.58 sq ft

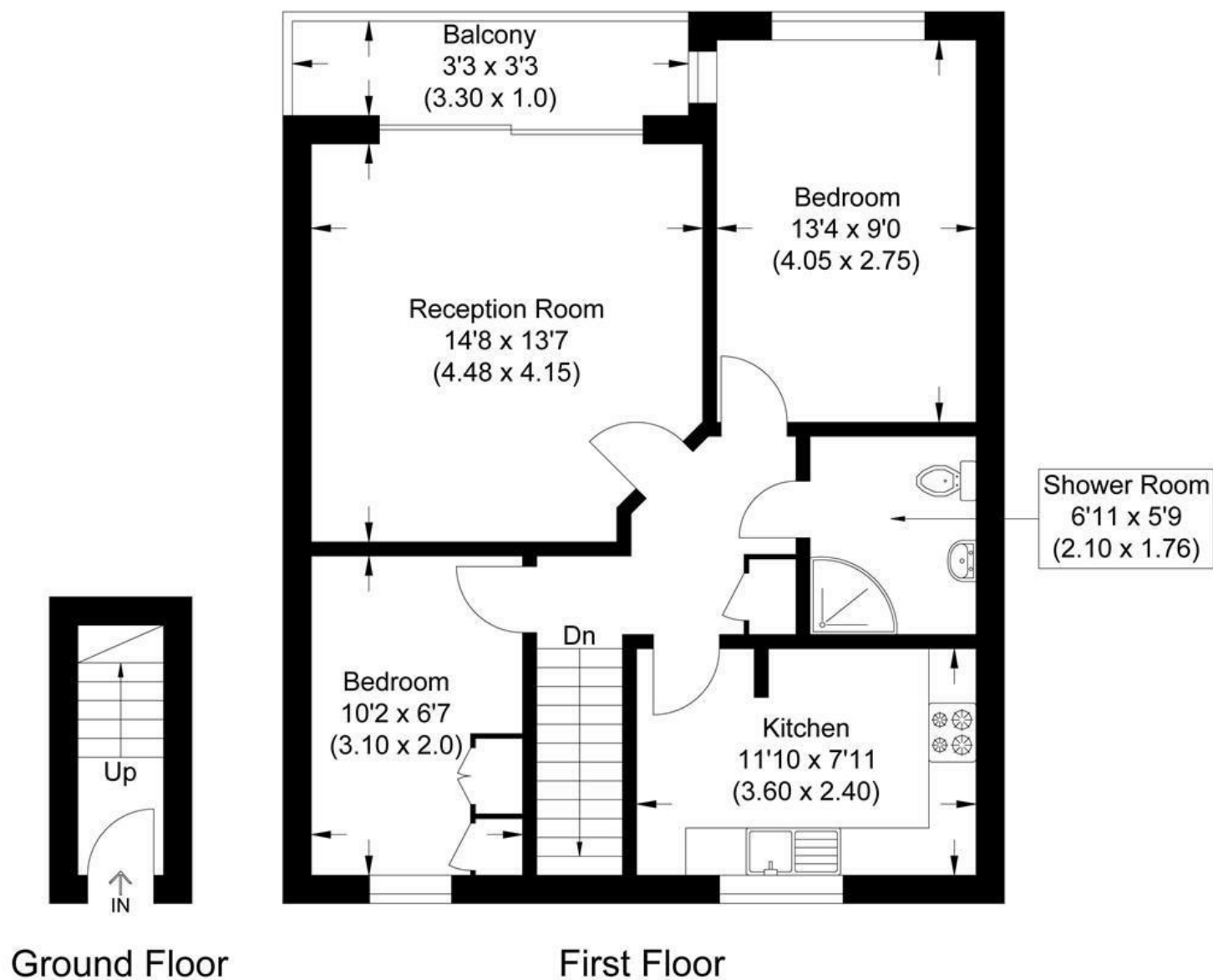


Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

The front door leads into the entrance hall with a Velux window and pull cord, stair ascend to first floor landing and accommodation, providing access to all rooms, a further pull cord, loft access, airing cupboard, smoke detector, and a storage heater

Lounge

14'38 x 13'56
The lounge is spacious and has bundles of light flooding in from the sliding patios doors to a good sized private balcony, overlooking the communal gardens and seating area, an ideal place to sit back relax read or enjoy some alfresco dining. The property has ample space for living and dining room furniture, there is storage heaters and a pull cord.

Kitchen

11'75 x 7'7
This spacious kitchen, breakfast room has a window to front aspect, range of built in wall and base units with roll-edge worktops , a stainless steel sink and drainer unit, a tiled splashback, space for cooker with extractor over, space for a tall free standing fridge/freezer and space for a washing machine, space for breakfast bar table, electric wall heater, alarm pull cord.

Bedroom One

The master bedroom is a great sized double bedroom with a window to the rear aspect, there is an electric heater, pull cord and TV point.

Bedroom Two

10'17 x 6'56
The second bedroom is a good size with a window to the front aspect, there is an electric heater, pull cord.

Shower Room

The shower room is a good size and comprises; a white suite with a corner shower cubicle with electric shower, wash hand basin with pedestal, low level flush WC, partly tiled, shaver point, pull cord, and an extractor.

Communal Garden

There is a well maintained communal garden with seating area to enjoy and meet the residents .

Parking

There is an allocated parking space to the front of the property, and a storage cupboard to the front of the property

Agents Notes

There are 73 years remaining on a 99 year lease. Service Charge is currently £213.58 per month. No ground rent is payable.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(05-08) D		
(39-54) E			(30-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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, iWEstates 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 iWEstates estate agents.



