Astonia Lodge, Stevenage, SG1 3DZ

£300,000

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Astonia Lodge, Stevenage

CHAIN FREE | Retirement Property | First Floor Apartment | Direct Garden Access | Two Double Bedrooms | En-Suite WC | Kitchen with appliances | Lodge Manager | Guest and Wellbeing Suite | Centrally Located

A rarely available two double bedroom first floor apartment in the sought after Astonia Lodge in Stevenage Old Town offered on a chain free basis.

Beautifully presented, this apartment boasts an abundance of natural light and comprises an entrance hallway with storage, a living/dining room, kitchen with integrated appliances, master bedroom with fitted wardrobes, second double bedroom and separate shower room.

Astonia Lodge benefits from a communal lounge, games room and coffee bar, a South facing garden with lawn area and mature trees, resident car parking, lifts to all floors and secure entry system.

Further specifications include; A Lodge Manager, fully furnished guest suite, on-site wellness suite, refuse room, double glazed throughout, 24 Hour careline system and illuminated light switches.

Situated in Stevenage Old Town, Astonia Lodge is conveniently situated for local shops and amenities with the High Street of independent businesses on its door step and bus stop to the Town Centre and Train Station.

Communal Entrance:
With lift and stairs to first floor and private front door to:

Entrance Hall:
Radiator, two cupboards, alarm system and doors to:

Living Room:
19'2 x 10'8
Dual aspect UPVC double glazed window to side and rear, radiator, cupboard and door to:

Kitchen:
8'2 x 7'8
Fitted with a range of contemporary base and wall units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven, fridge, freezer and washing machine, UPVC double glazed window to rear.

WC:
Low level WC, wash hand basin with mixer tap, chrome heated towel rail.

Bedroom One:
16'5 x 9'1
UPVC double glazed window to rear, radiator and built in wardrobe.

Bedroom Two:
16'5 x 9'4
UPVC double glazed window to rear, radiator.

Bathroom:
Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, chrome heated towel rail and tiled throughout.

Communal Gardens:
Communal gardens situated to the rear of the development with well-maintained lawns, mature trees and shrub borders.

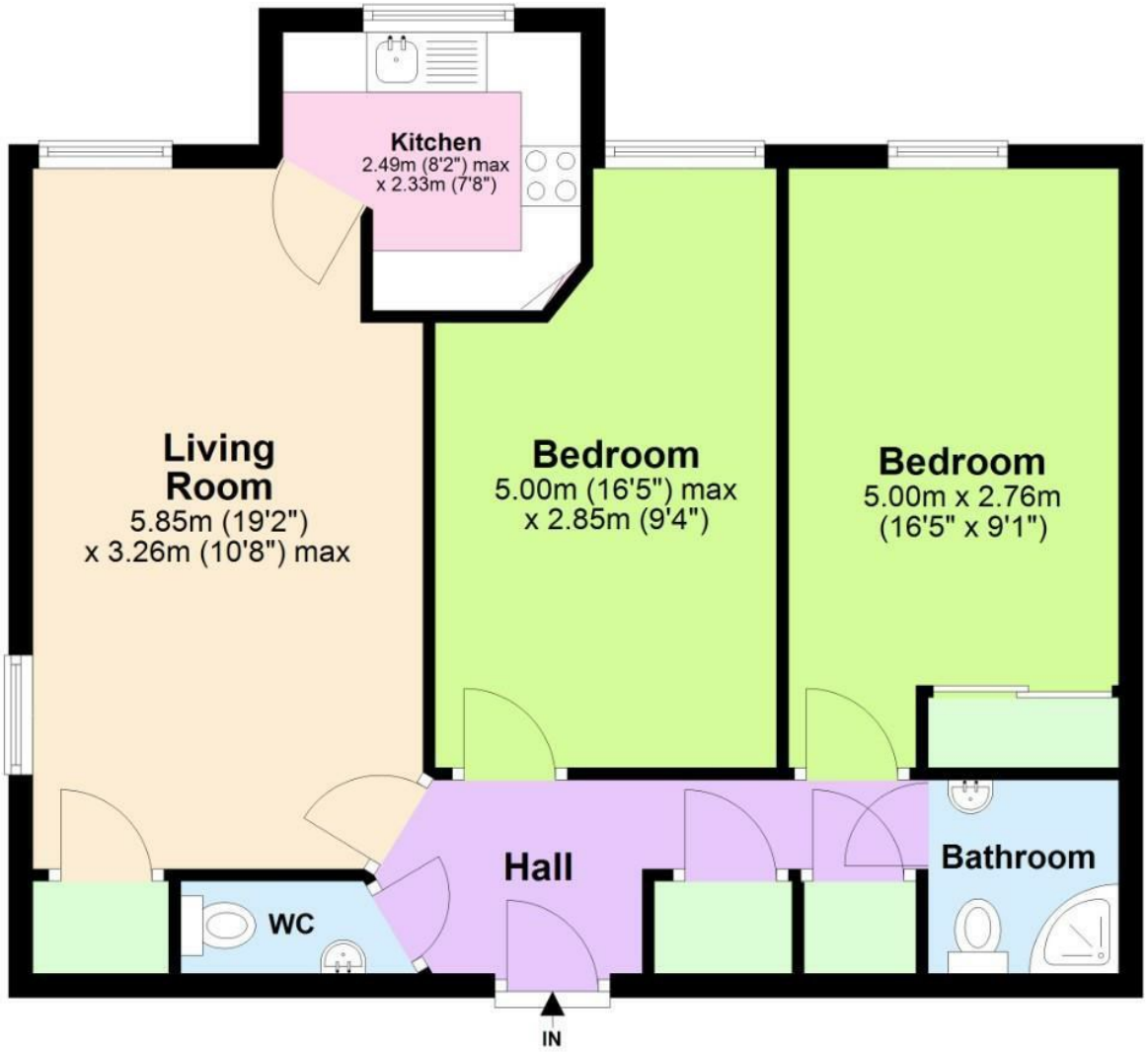
Communal Parking:
Residents car park situated to the side of the development.

Tenure:
Leasehold. 125 years from 1st June 2016. 115 years remaining.
Service Charge: £5118.84
Ground Rent: £891.54

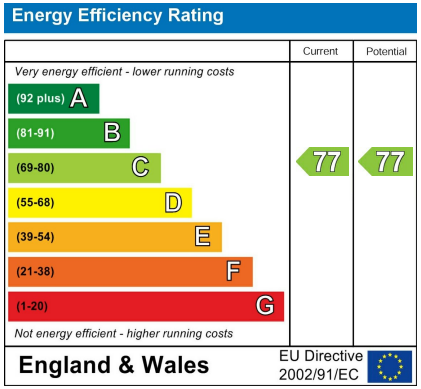
The charges are paid every 6 months and include buildings insurance, window cleaning, lift, communal and lighting areas, water and sewerage to the apartment.

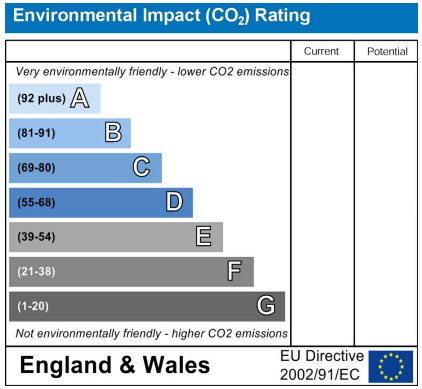
Ground Floor

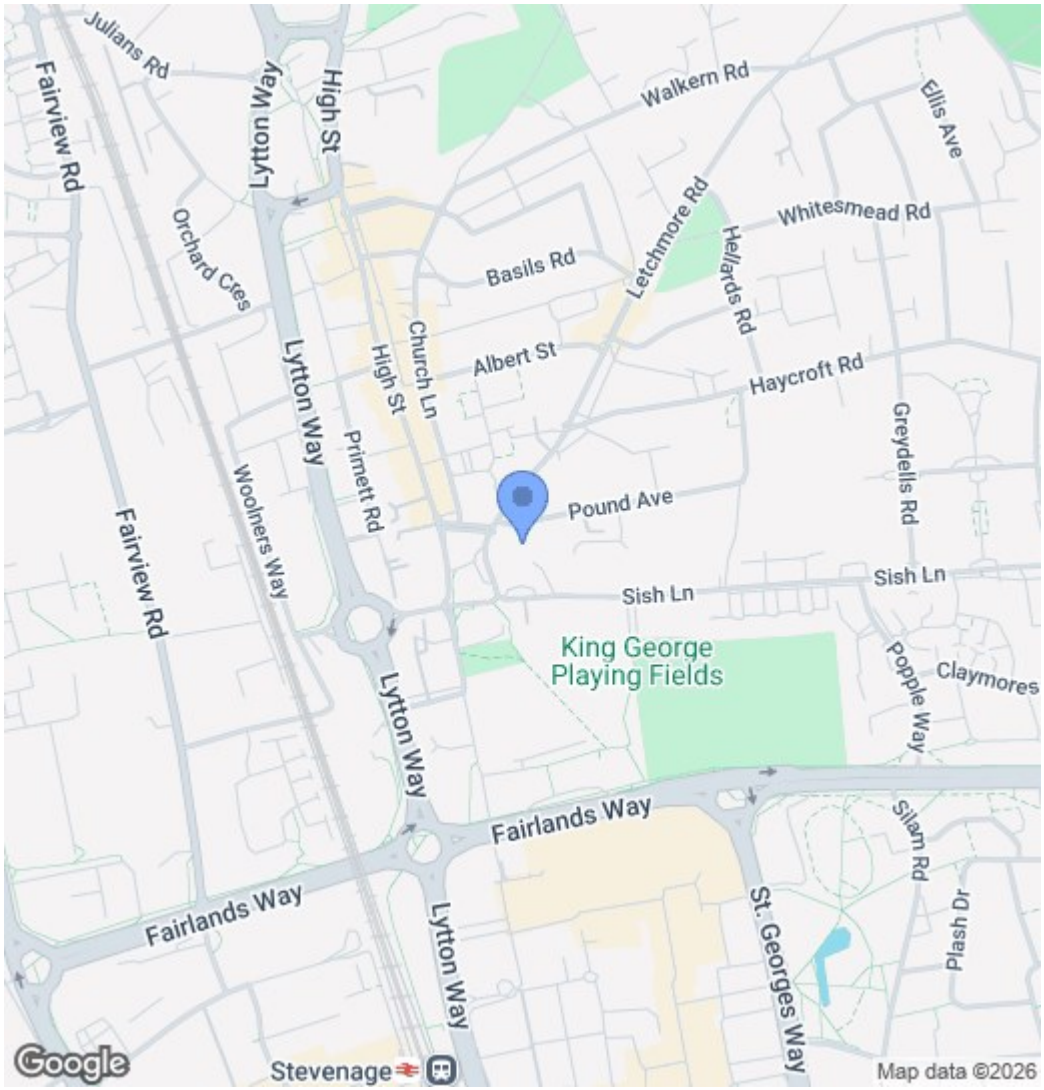
Approx. 63.8 sq. metres (686.3 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 sq. feet)







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4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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