



Pound Avenue, Stevenage, SG1 3DZ

£220,000



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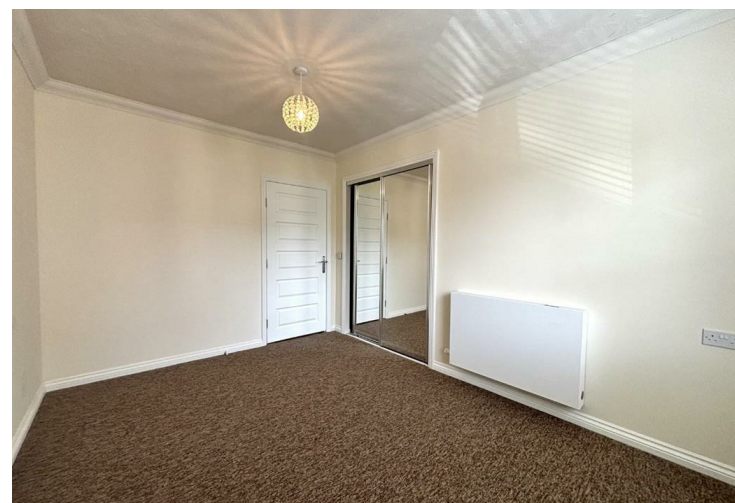
Pound Avenue, Stevenage

Nestled in the charming Old Town of Stevenage, this delightful one-bedroom retirement flat on Pound Avenue offers a perfect blend of comfort and community. Designed specifically for those over 60 and seeking a peaceful and supportive living environment, this property is ideal for individuals looking to enjoy their golden years in a welcoming setting.

The newly laid carpets throughout the flat add a touch of elegance, ensuring a fresh and clean living space. The well-appointed bedroom offers a tranquil retreat, while the bathroom is conveniently located to serve both residents and visitors alike.

Residents will appreciate the communal areas, which foster a sense of community and provide opportunities for social interaction with neighbours. This flat not only offers a comfortable living space but also encourages a vibrant lifestyle within a friendly environment.

With its prime location in the Old Town, you will find yourself surrounded by a variety of local amenities, including shops, cafes, and parks, all within easy reach. This property is not just a home; it is a gateway to a fulfilling retirement experience.







Communal Entrance:

With lift and stairs to first floor and door to:

Entrance Hall:

Storage cupboard, intercom system, emergency care tech system, doors to:

Living Room:

17'7 x 14'3

UPVC double glazed window to rear, Juliette balcony, electric heater and door to:

Kitchen:

7'8 x 7'1

Fitted with a range of base and wall units with contrasting work surface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring hob and extractor over, built in oven, fridge, freezer and washing machine, tiled throughout, UPVC double glazed window to rear.

Bedroom:

13'4 x 9'4

UPVC double glazed window to rear, electric heater and built in wardrobe with sliding doors.

Bathroom:

7'5 x 5'6

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

Communal Garden:

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:

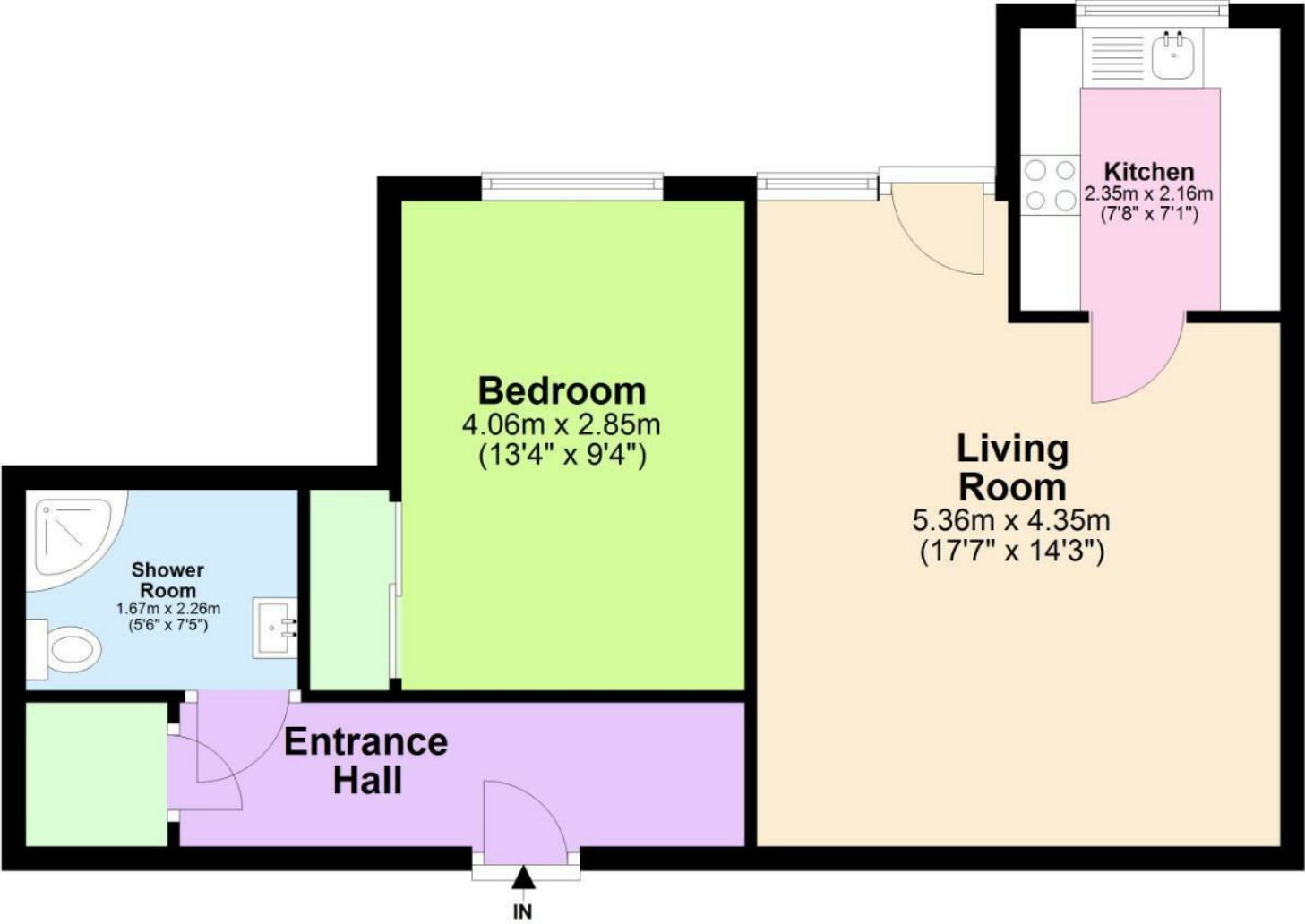
Leasehold. 125 years from 1st June 2016. 116 years remaining.

Service Charge: £3396

Ground Rent: £820

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

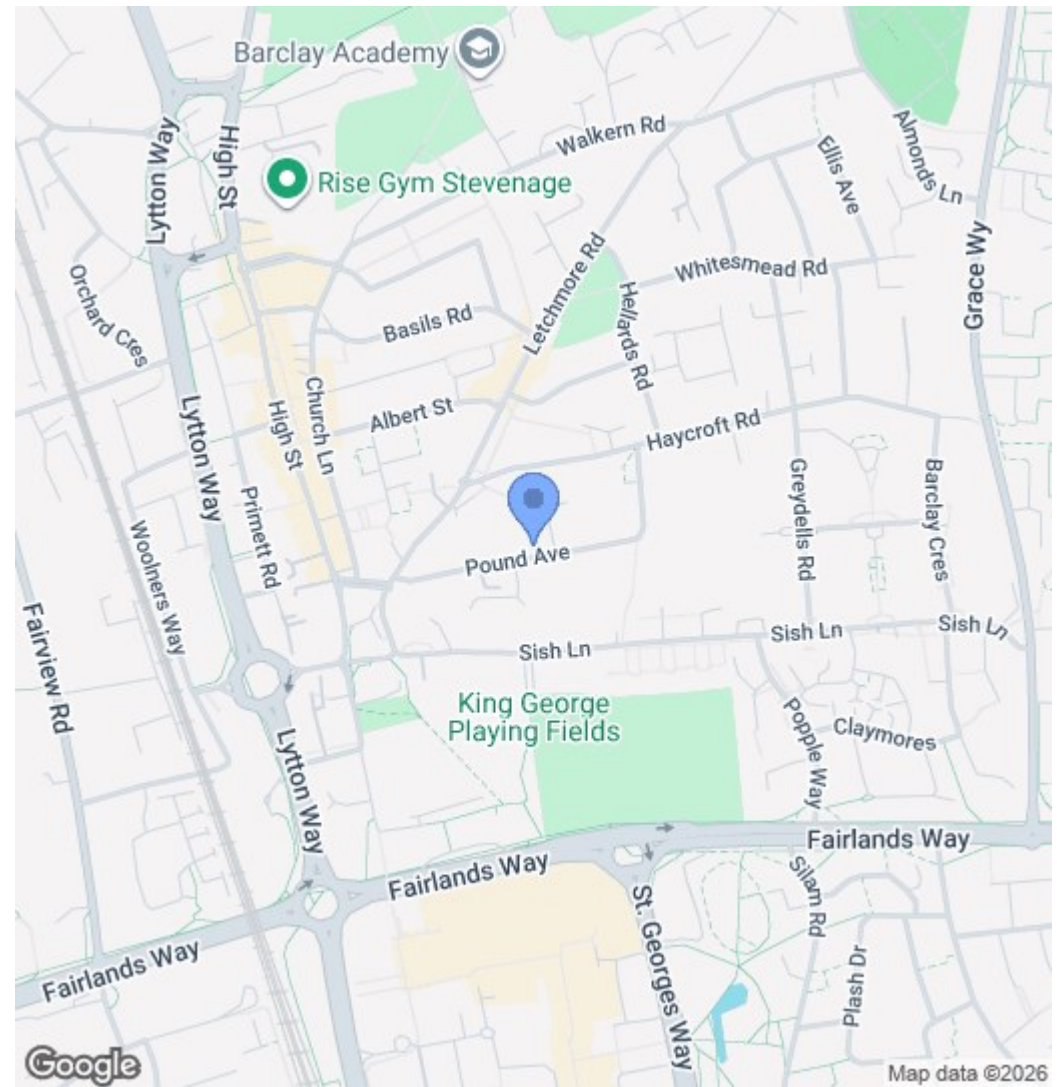
Ground Floor



Total area: approx. 65.1 sq. metres (701.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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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