



Pinetree Court, Danestrete
Stevenage | SG1 1YJ

AGENT HYBRID

GUIDE PRICE

£235,000 - £240,000



GUIDE PRICE £235,000 - £240,000 * Agent Hybrid welcomes to the market this immaculately presented, 'OVER 60's' Two Bedroom Retirement Flat, situated on the third floor, next to the lift access, offered CHAIN FREE with a 24 HOUR CARELINE and coming complete with Resident Permit Parking.

Upon entry, you are welcomed by a large Entrance Hallway with a large storage cupboard, and doors into all rooms. The spacious Lounge has a door out to the Balcony and double doors into the Kitchen which comes complete with an integrated Fridge, Freezer, Cooker and Hob. The two Bedrooms are both double rooms and come with fitted wardrobes. The Shower Room has been adapted and now has a full double width walk in shower, WC and sink. There are emergency pull chords to all rooms with an emergency kick button to the Bathroom.

The building has a security entry system on the ground floor, with a large Entertainment Lounge, a Laundry Room with full washing facilities, stairs and lift access to all floors, outside seating areas and a Resident Permitted Carpark.

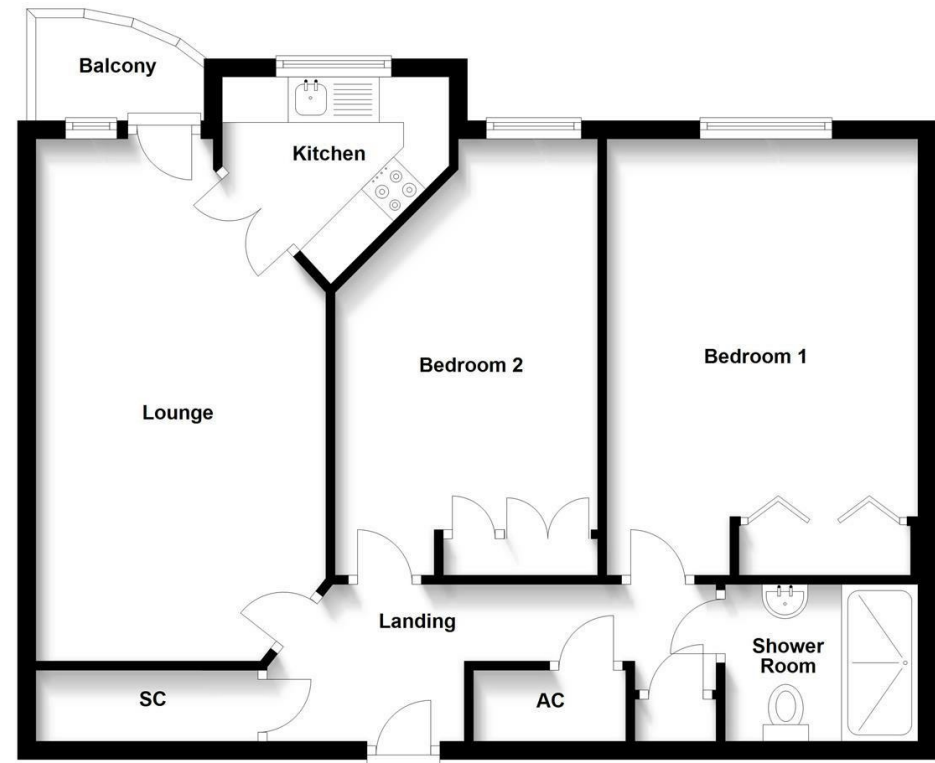
- Entrance Hallway
- Lounge - 10'9 x 19'8
- Kitchen - 7'7 x 7'2
- Bedroom 1 - 9'4 x 15'8
- Bedroom 2 - 9'5 x 15'9
- Shower Room - 6'11 x 5'8

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		

ADDITIONAL INFORMATION

- There is a remaining lease of around 108 years.
- The service charge is approximately £4333.40pa, (paid 6 monthly at £2166.70, updated on 1st March 2023) which includes water rates, buildings insurance and any maintenance of communal areas or lifts.
- The ground rent is approximately £460pa

Third Floor
Approx. 65.8 sq. metres (707.8 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.