



Apartment 6 Pinetree Court, Danestrete, Stevenage, Hertfordshire. SG1 1YJ

- CHAIN FREE
- FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- PRIVATE BALCONY
- MODERN KITCHEN
- LOUNGE/DINER
- NEW CARPETS THROUGHOUT
- CENTRAL LOCATION
- RESIDENTS CAR PARKING
- RESIDENTS LOUNGE & LAUNDRY ROOM



PROPERTY DESCRIPTION

Being sold CHAIN FREE, this first floor, one bedroom apartment with balcony offers independent living whilst also benefiting from 24 hour Careline Service, on-site Manager, communal lounge and laundry room and gardens. The apartment has a fitted kitchen, lounge/dining room, large double bedroom with fitted wardrobes and bathroom. The building offers car park, entry system and lift to all floors. The development also offers a Guest Suite (at an additional charge) for family members to visit

Pinetree Court is located in the heart of Stevenage New Town and is walking distance to the shops, bus and train stations.

Bus station 0.1 Miles

Town Centre 0.1 Miles

Asda supermarket 0.2 Miles

Stevenage Train Station 0.2 Miles

A1m Junction 7 0.9 Miles

King George Surgery 0.5 Miles

Lister Hospital 1.7 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

Pinetree Court is a retirement development for the over 60's. There is security entry on the ground floor where there is also a member of staff at most times during the day. There is a fully equipped and spacious laundry room and a guest suite, should family members choose to stay over. There is a communal residents lounge with kitchen.

FIRST FLOOR - ACCESSED VIA A LIFT OR STAIRS

ENTRANCE HALLWAY

Security entry system, illuminated light switches.

LOUNGE/DINER

4.22m x 4.88m (Max) (13' 10" x 16' 0")

An L' shaped room provides space for the lounge and dining furniture. Fuse box housed in the cupboard. There is a UPVC double glazed window and a door leading out to the private balcony. Wall mounted heater.

KITCHEN

2.24m x 1.5m (7' 4" x 4' 11")

Fitted with a range of light wood cabinets and complimentary work surfaces. Stainless steel sink with mixer tap, integrated electric oven and hob with extractor. An undercounter fridge and space for a freezer. Window to the front aspect.

DOUBLE BEDROOM

3.61m x 2.57m (11' 10" x 8' 5")

Double glazed window to the rear aspect. Built in double wardrobe with mirror fronted doors. Wall mounted heater.

OUTSIDE

COMMUNAL GARDEN

Delightful communal gardens with quiet seating area and established flower beds.

PARKING

Communal resident and visitor parking

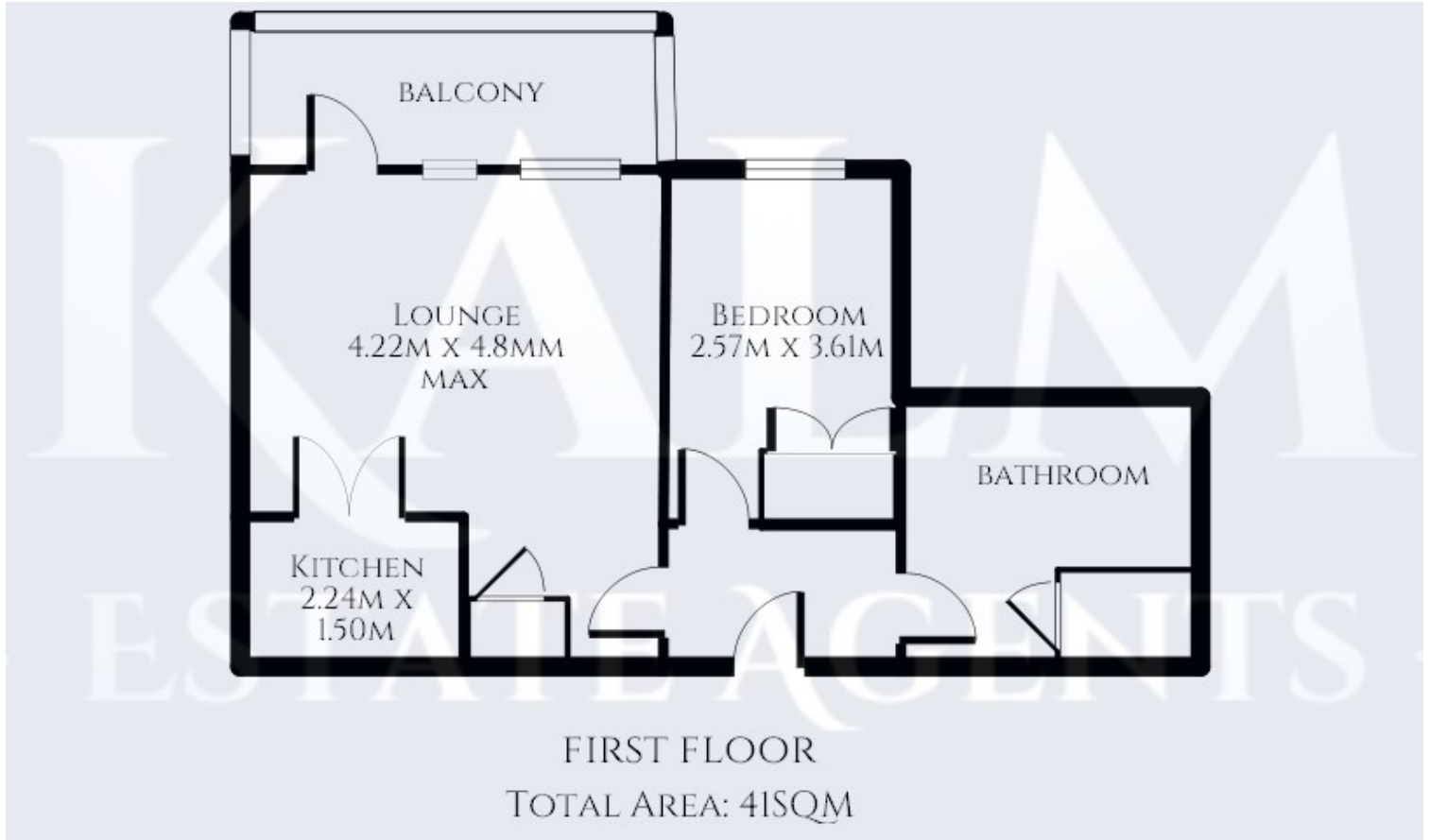
LEASE INFORMATION

The vendor has advised that the lease is 125 years from 2008

Ground Rent £395 per annum

Service Charges £2242.68 per annum (£186.89 per month)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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