



# Apartment 32 Pinetree Court, Danestrete, Stevenage, Hertfordshire. SG1 1YJ

- ONE BEDROOM RETIREMENT APARTMENT
- CHAIN FREE
- RESIDENTS LOUNGE & LAUNDRY ROOM
- ONSITE MANAGER
- VERY WELL PRESENTED
- COMMUNAL GARDEN
- LIFT TO ALL FLOORS
- WALKING DISTANCE TO THE TOWN CENTRE
- OVER 60'S INDEPENDENT LIVING
- RESIDENTS PARKING



## PROPERTY DESCRIPTION

A very well presented one bedroom retirement apartment for the Over 60's located in the town centre of Stevenage. The property is being sold CHAIN FREE and offers independent living with a 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 and shower room.

Pinetree Court is located in the heart of Stevenage New Town and is walking distance to the shops, bus and train stations. It offers a great community with an array of activities organised weekly. There is a secure entry system and lift to all floors. The development also offers a Guest Suite (at an additional charge) for family members to visit.



## ROOM DESCRIPTIONS

### **FOURTH FLOOR - Accessed via a lift or staircase**

#### **ENTRANCE HALLWAY**

The entrance hallway has a storage cupboard housing the hot water tank and fuse board. Doors leading to all rooms. Wall mounted Care and entry system, safety pull cord.

#### **LOUNGE/DINER**

3.59m x 3.98m (11' 9" x 13' 1")

Double glazed window to the front aspect, electric feature fire. Space for a dining table. French doors to the kitchen, wall mounted electric heater and safety pull cord.

#### **KITCHEN**

2.30m x 2.69m (7' 7" x 8' 10")

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.

#### **BEDROOM ONE**

2.68m x 5.29m (8' 10" x 17' 4")

Window to the front aspect and fitted wardrobes. Wall mounted heater. Safety pull cord.

#### **SHOWER ROOM**

1.74m x 2.33m (5' 9" x 7' 8")

Walk-in shower cubicle, low level wc and vanity wash hand basin. Heated towel rail and safety rails.

### **COMMUNAL AREAS**

A light and airy communal lounge and kitchen for all residents. Regular coffee mornings, activities and excursions are organised.

There is also a laundry room with washing machines and tumble dryers (included in the service charge). The residents parking is on a first come first served basis.

There are gardens to the rear of the development with seating area.

### **LEASE DETAILS**

125 years from June 2006 - 107 YEARS REMAINING

Service charge to include water rates, buildings insurance and use of communal services - £1400 every six months





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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