

HUNTERS®

HERE TO GET *you* THERE



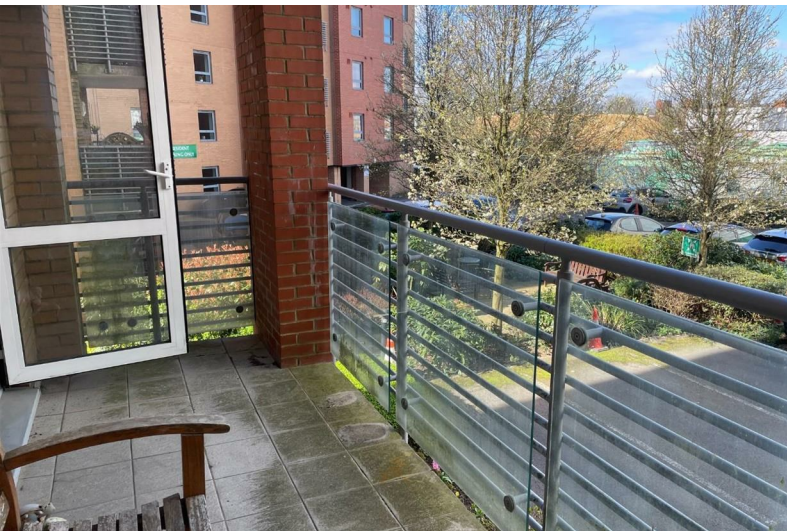
6 Pinetree Court, Danestrete

Stevenage, SG1 1YJ

Guide Price £140,000



Council Tax: B



Tenure: Leasehold

A well presented one bedroom retirement apartment with private balcony located in the centre of town, and easy walking distance of all amenities. The property comprises of a Modern kitchen, L shape Lounge/Diner, with doors opening to a spacious balcony, double bedroom with built in wardrobe, bathroom, communal lounge area for residents.



GROUND FLOOR

Pinetree Court is a retirement development with a target audience aimed at the over 60's. There is security entry on the ground floor where there is also a member of concierge staff at most times during the day. There is a fully equipped and spacious laundry room (cost included in the maintenance charge) on the ground floor along with a Guest Suite (additional charge) for family members, should they choose to stay over. There are lifts and stairs to all floors and there is a super residents lounge with a kitchen where residents are able to socialise together and enjoy talks and activities. Pinetree Court is very well located close to the railway and bus station and is also close to the town centre offering a variety of shops and banking.

FIRST FLOOR

ENTRANCE HALL

Security entry system. Illuminated light switches.

LOUNGE/DINER

13'10" x 16'0"max (4.22 x 4.88max)

An 'L' shaped room provides space for 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 terrace. Wall mounted heater.

KITCHEN

7'4" x 4'11" (2.24 x 1.50)

A smart kitchen fitted in a range of matching base and eye level units with work surface over. Integrated stainless steel sink unit with mixer tap and drainer. Fitted electric hob with extractor above. Built in oven. Integrated fridge and freezer. UPVC double glazed window to the side aspect.

DOUBLE BEDROOM

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

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

BATHROOM

Suite comprises low level wc, wash hand basin and bath with shower above.

OUTSIDE

COMMUNAL GARDEN

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

PARKING

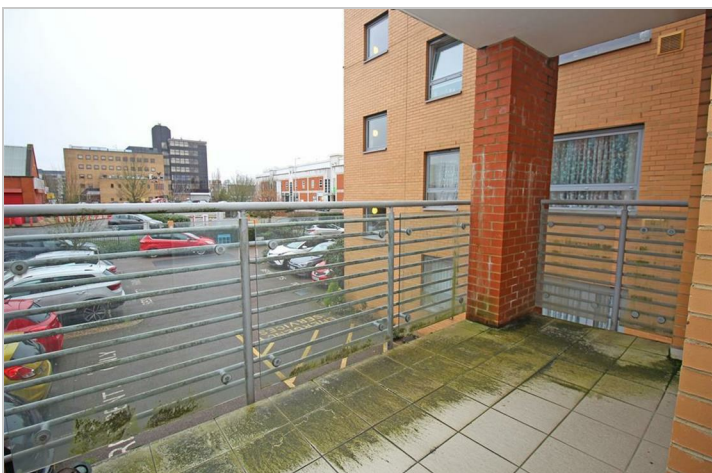
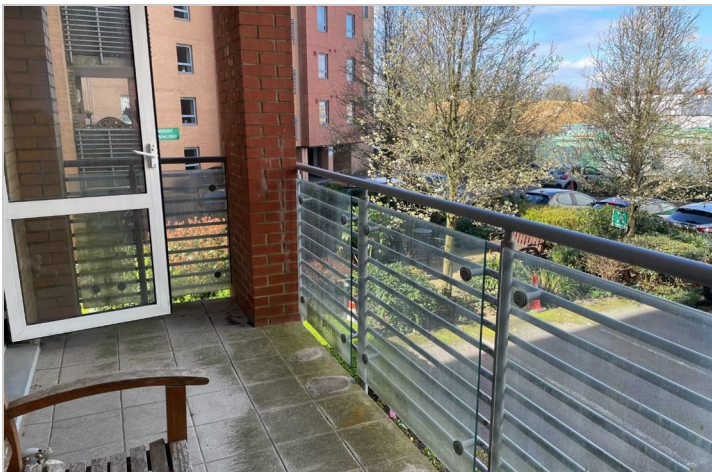
Resident and visitor parking.

LEASE INFORMATION

We have been advised by our vendor that the lease is 125 years from 2008.

Ground rent is £395pa (paid every 6months at £197.50)

Service charge is £2,242.68 (£186.89 every month)



Road Map



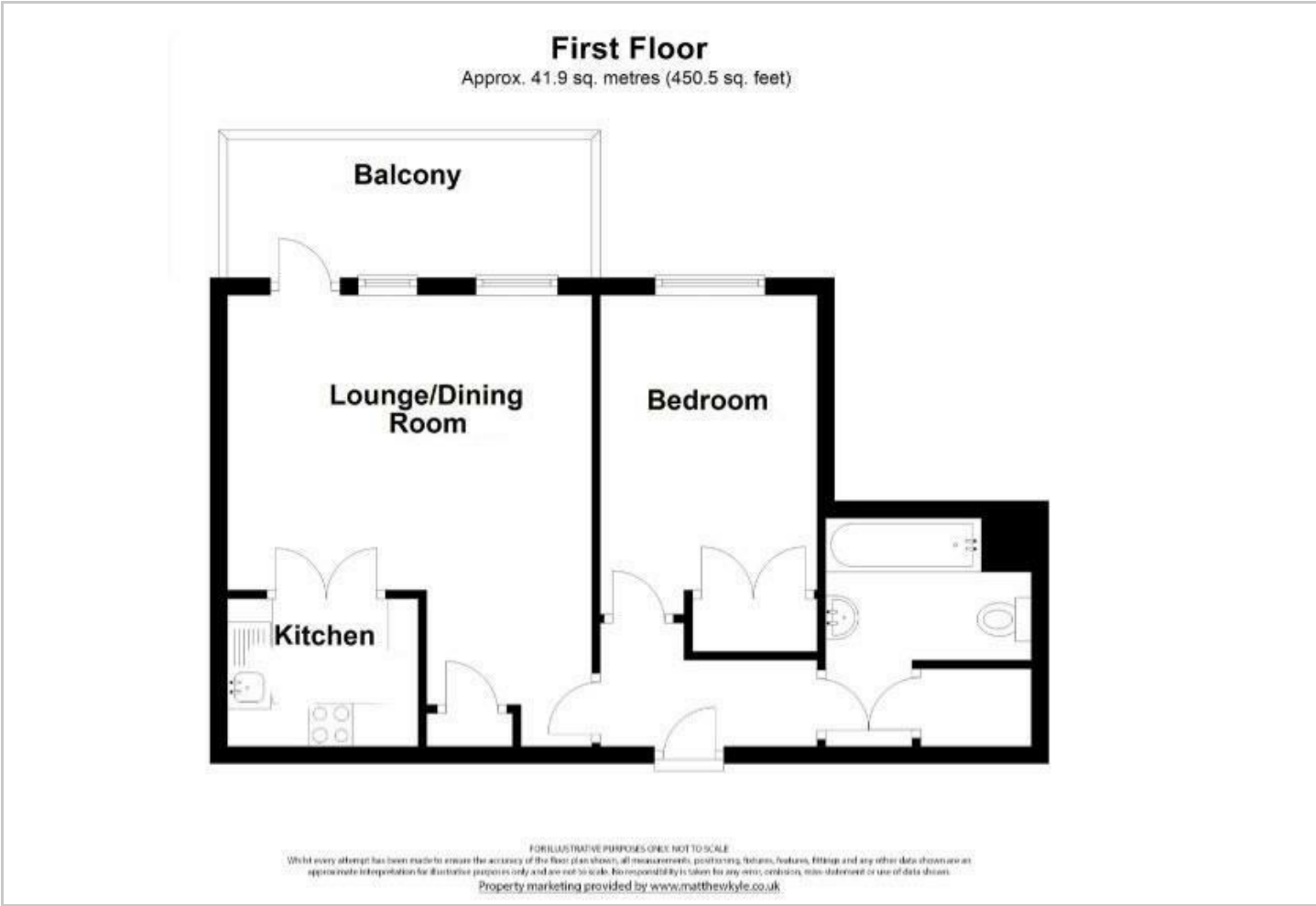
Hybrid Map



Terrain Map



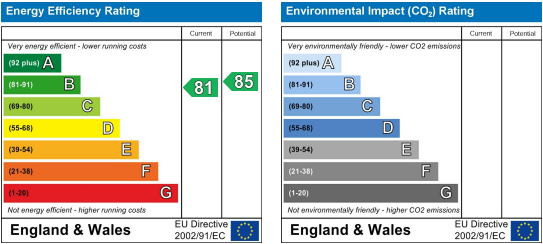
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.