

Alexander Bond & Company

Estate Agents | Property Management



The Lawns, Stevenage, SG2 9RT

Offers In Excess Of £175,000



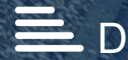
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The Lawns

Stevenage, SG2 9RT

- Two-Bedroom Accommodation Designed For • Move in Ready Comfortable over 60's Living
- Peaceful Position Within Attractive and Well-kept Communal Gardens
- Well-Maintained Kitchen and Bathroom
- Brand New Carpets
- Bright and Spacious Lounge with Conservatory
- Newly Redecorated
- Chain Free

Offered Chain Free and positioned within the highly desirable retirement development at The Lawns, this spacious ground floor retirement property in the Poplar's area of Stevenage presents a perfect opportunity for downsizers or purchasers seeking a low-maintenance, independent lifestyle with community support and convenient access to local amenities.

Set within a peaceful, well-maintained development built specifically for the over 60's, the property enjoys its own private ground floor entrance with porch and handy outdoor storage cupboard.

As you enter the property, the accommodation flows comfortably from the generous lounge/dining room into a conservatory which overlooks and opens onto the well-tended communal gardens, the fitted kitchen is practical and accessible, while the shower room and bedrooms are thoughtfully arranged to maximise space and provide comfortable, easy-living essentials.

Residents of The Lawns benefit from a range of on-site facilities designed with comfort and peace of mind in mind, including communal gardens, guest suite and laundry room, and an emergency pull-cord service, offering reassurance and support while maintaining independence. Allocated off-street parking is provided, and the development is conveniently situated within easy walking distance of local shops, a supermarket, pharmacy, transport links and community amenities -all enhancing the lifestyle appeal of this lovely retirement residence.



General Information

Lease term - 999 years from 1985

Service charge £230.10 approx. per month

Includes building insurance, part-time Estates Manager, and a 24-hour monitored emergency pull cord system. Residents also benefit from access to a convenient on-site laundry room, a guest suite for visiting family and friends, and external window cleaning services.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a





verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Directions

The property benefits from excellent transport connections, with regular local bus services within walking distance and easy access to Stevenage Railway Station offering direct trains to London King's Cross, Cambridge and other key destinations. The A1(M) is also nearby, providing convenient road links to surrounding towns and motorway networks.





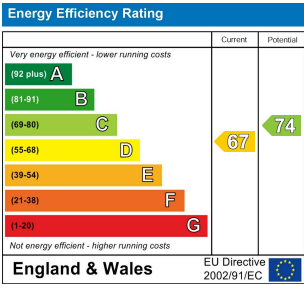
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

