


The Lawns, Stevenage, SG2 9RT

Offers In Excess Of £150,000

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Hotpoint
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# The Lawns

## Stevenage, SG2 9RT

Offers In Excess Of £150,000

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



**PRICED TO SELL - CHAIN FREE*** 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.







## Directions

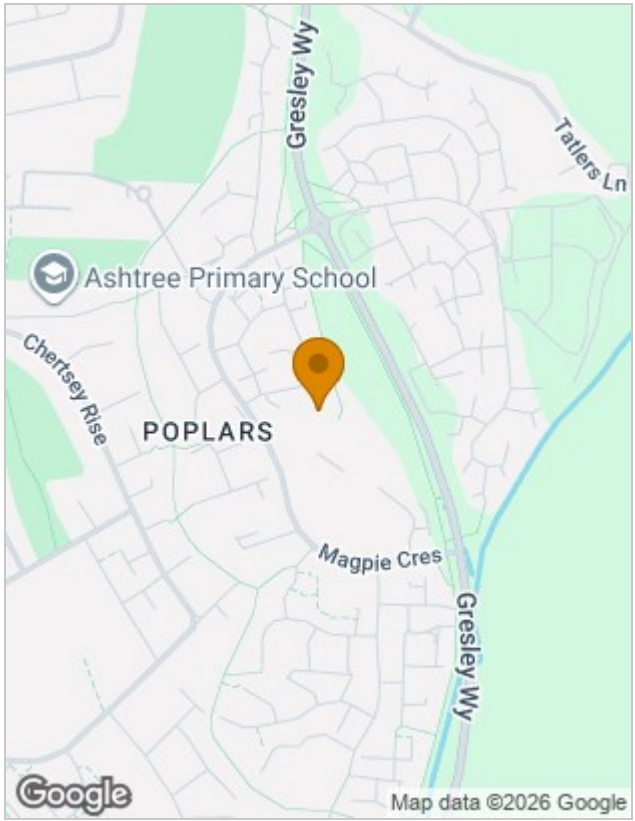
The property benefits from excellent transport connections, with regular local bus services within walking distance and easy access to Stevenage Railway Station offering direct trains to London King’s Cross, Cambridge and other key destinations. The A1(M) is also nearby, providing convenient road links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



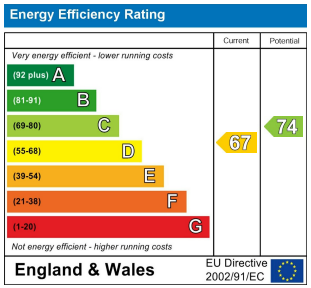


## Floor Plans

## 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.

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The Property Ombudsman