



Danestrete, Stevenage, SG1 1YJ

£125,000



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## Danestrete, Stevenage

**\*\*CHAIN FREE – ONE-BEDROOM  
RETIREMENT APARTMENT IN THE  
HEART OF STEVENAGE\*\***

A beautifully presented one-bedroom retirement apartment, offered chain free and ideally situated in the heart of Stevenage Town Centre.

Designed for independent living for the over 60s, this well-maintained development provides a welcoming community atmosphere with a residents' lounge, laundry room, communal gardens, and on-site manager. The property benefits from a lift to all floors, residents' parking, and a secure entry system. Inside, the apartment features a bright lounge/dining area, modern fitted kitchen, spacious double bedroom, and a shower room. A new hot water cylinder has recently been installed too.

Pinetree Court offers a sociable environment with regular resident activities, plus convenient access to local shops, buses, and the train station—all just a short walk away. A Guest Suite is also available for visiting family members (additional charge).





**Communal Entrance:**  
With lift and stairs to first floor with private front door to:

**Entrance Hall:**  
Cupboard housing meters and new hot water cylinder, doors to:

**Living Room:**  
16'11" x 10'11"  
Dual aspect UPVC double glazed window to rear and side, storage heater, emergency pull cord and doors to:

**Kitchen:**  
7'11" x 5'11"  
Fitted with a range of base and wall mounted units with contrasting roll edge surface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven, low level fridge, low level freezer, emergency pull cord and UPVC double glazed window to side.

**Bedroom:**  
13'11" x 9'11"  
UPVC double glazed window to rear, built in wardrobes, storage heater and emergency pull cords.

**Shower Room:**  
6'11" x 5'11"  
Low level WC, wash hand basin with mixer tap, walk in shower with grab rails, and tiled throughout.

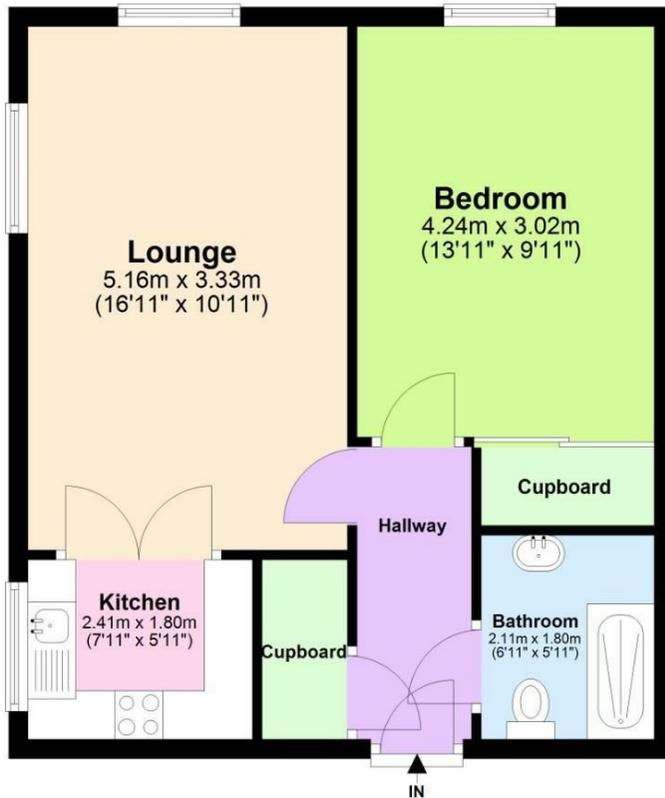
**Communal Area:**  
Residents only seating area perfect for socialising with regular events/meals organised.

**Facilities:**  
Guest suite, laundry room, refuse room, onsite manager, communal gardens.

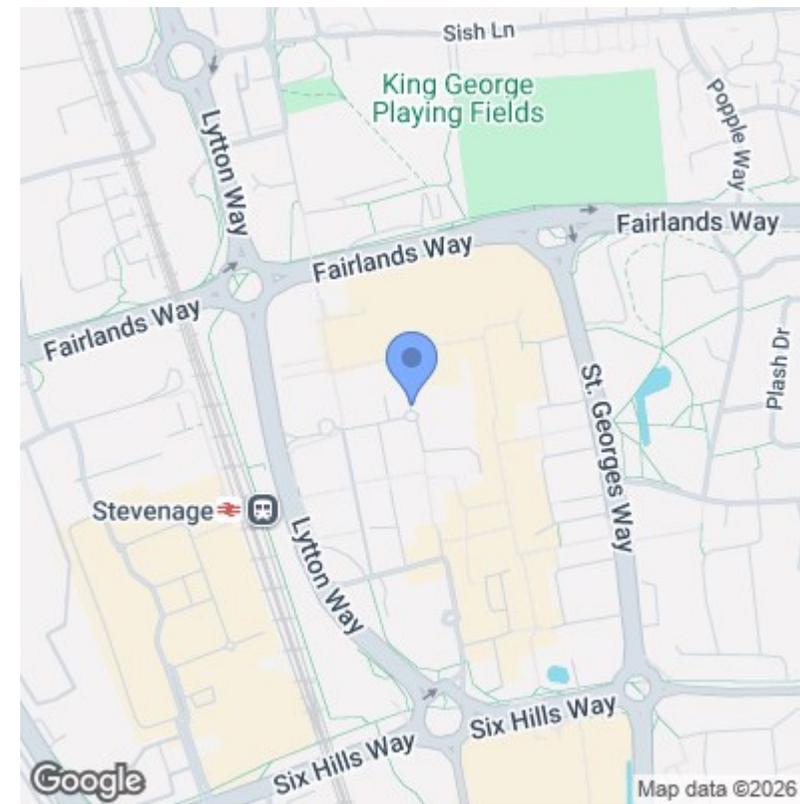
**Parking:**  
Permit Parking available.

**Tenure:**  
Leasehold. 105 years remaining.  
Ground Rent: £197.50 paid every six months  
Service Charge: £1,443.76 paid every six months. Includes water rates, use of laundry facilities and buildings insurance.

## First Floor



Total area: approx. 42.1 sq. metres (453.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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