



2 bed retirement property to buy in SG2

The Lawns, Stevenage, Hertfordshire, SG2 9RT

£175,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Two-Bedroom Accommodation Designed For Comfortable over 60's Living
- ✓ Well-Maintained Kitchen and Bathroom
- ✓ Brand New Carpets
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 959

Annual Service Charge Amount: £2,761.00

Price: Starting Bid £175,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Lawns, Stevenage, Hertfordshire, SG2 9RT

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

