



Asking Price £259,950 Leasehold

1 Bedroom, Apartment - Retirement

30, Astonia Lodge Pound Avenue, Stevenage, Hertfordshire, SG1 3DZ

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Retirement Property Specialists

Astonia Lodge

Astonia Lodge is a stylish development of 38 one and two bedroom retirement apartments situated in the ideal location on Pound Avenue in Stevenage Old Town. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

The new town has a modern shopping complex with an excellent choice of shops, eateries and pubs. Surrounding the town an Art and Leisure Centre can be found, which is ideal for those who enjoy culture and leisure facilities for the more energetic. Other leisure facilities include an IMAX cinema and Fairlands Valley Park, which is equipped with a sailing centre, café and 20 acres of lakes - ideal for walking and cycling and links into the cycle path that runs around Stevenage.

Trains from Stevenage include services from London Kings Cross to Cambridge and fast trains to Edinburgh via Stevenage. Bus and coach services provide links to surrounding towns and villages.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Astonia Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Astonia Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Astonia Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge has ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is a door to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One Bedroom Apartment on the Second Floor
- Garden Outlook
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in



Key Information

Service Charge (Year ending 31st May 2024):
£3,859.40 per annum.

Ground rent: £820.21 per annum. To be reviewed
June 2030.

Council Tax: Band B

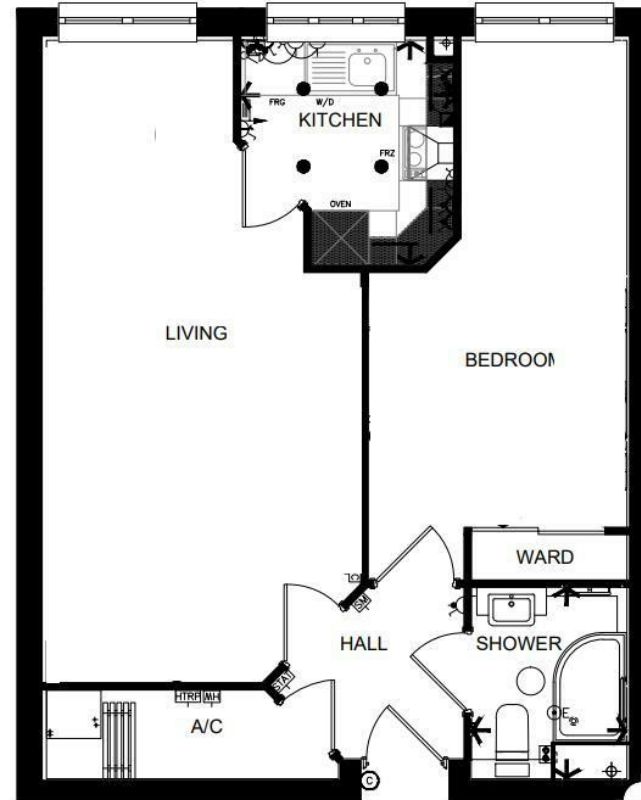
125 lease years commencing 2016

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Living	Width 11'-3" [3440] max	Length 23'-1" [7035] max
Kitchen	Width 7'-8" [2335] max	Length 8'-1" [2465] max
Shower Room	Width 5'-7" [1700] max	Length 6'-11" [2100] max
Bedroom	Width 9'-3" [2830] max	Length 17'-6" [5335] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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