



55 Pinetree Court, Stevenage

Price £185,000

A Beautifully Presented One Bedroom First Floor Retirement Flat For Over 55's Situated In The Heart of Stevenage New Town, Only Moments Walk From Stevenage Mainline Station. Features Include, Fitted Kitchen, Lounge/Diner, Double Bedroom, Walk in Shower, Entry Phone System, COMPLETE UPPER CHAIN.



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Entrance Hall

With wall mounted video entry system, coving to the ceiling and a large built in storage cupboard, housing the hot water system and a good selection of shelving.

Lounge/Diner 14'3"x 10'6" (4.34m 3.20m)

A comfortable size lounge/diner, with double glazed window and door to a Juliet balcony, a wall mounted electric storage heater, TV and Telephone points, coving to the ceiling and a feature fire place with electric flame effect fire and stone effect fire surround. Twin doors to :

Kitchen 9'2"x 7'7" (2.79m 2.31m)

Fitted with a good selection of Pear wood effect wall and base units with granite effect work surfaces over, an inset stone effect composite sink and drainer with mixer taps over, halogen hob and extractor fan, eye level electric oven and micro wave, vinyl flooring, space for a washing machine, tiled splash backs and UPVC double glazed window.

Bedroom 14'3"x 10'6" (4.34m 3.20m)

A spacious double bedroom with wall mounted electric storage heater, telephone point, coving to the ceiling, UPVC double glazed window and fitted wardrobes to one wall with bi-folding mirrored doors.

Shower Room

Comprising of a fitted shower cubicle with sliding door and wall mounted shower and handrail, a hand wash basin set within a light wood effect vanity unit, shaving point and fixed mirror with light over, close coupled WC, fully tiled walls, electric heater and electric heated towel rail.

Communal areas

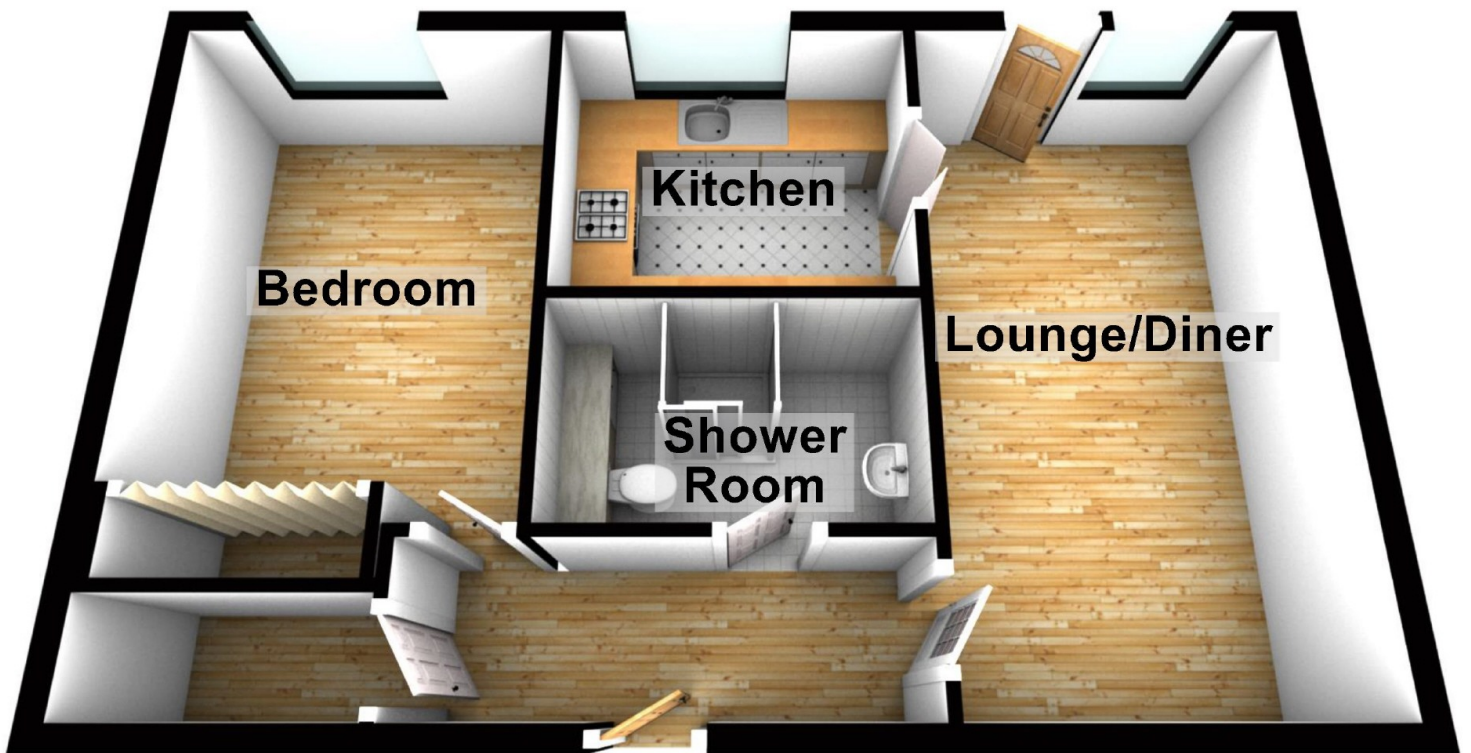
Whilst benefitting from a reliable lift service and a secure video entry system the block also features the convenience of the following :-

Communal Lounge - The owners have the use of a spacious communal lounge with a number of regular events, such as coffee mornings and excursions. There is also use of the communal kitchen area and a guest suite is available for any overnight guests. Further details upon request.





Ground Floor



Energy Performance Certificate




Apartment 55
Pinetree Court
Danestrete
STEVENAGE
SG1 1YJ

Dwelling type: Mid floor flat
Date of assessment: 3 September 2008
Date of certificate: 3 September 2008
Reference number: 0744-2897-6519-0108-8915
Total floor area: 52 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	79	80
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	75	76
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m ² per year	226 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.8 tonnes per year
Lighting	£44 per year	£27 per year
Heating	£126 per year	£130 per year
Hot water	£99 per year	£99 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**