



41 Blackstones Court, St. George's Avenue, Stamford, PE9
1UH

 **NEWTON FALLOWELL**



Key Features

- Over 60's development
- Top floor apartment
- Lovely views over the gardens
- Residents parking
- Light and airy living room
- Modern kitchen with window view
- Renovated three piece shower room
- Spacious double bedroom with built in wardrobe
- EPC Rating C
- Leasehold

£93,000





Lovely one bedroom top floor apartment in the popular over 60's development of Blackstones Court. The apartments boasts gorgeous views over the gardens, a modern kitchen, renovated shower room, light and airy living room, spacious double bedroom and residents parking.

The apartment is located on the top floor on the corner with only one neighbour and close by to the lift for easy accessibility. On entering the apartment, you are greeted by a spacious entrance hall which offers great flow connecting the living room, kitchen, shower room and a large storage cupboard. The living room hosts an abundance of living space and a Juliet balcony overlooking the garden. An opening from the living room leads into the well-appointed kitchen with window view. The three piece shower room has been recently renovated with low maintenance panelling and large shower tray. Completing the apartment is a large double bedroom with dual windows for extra light and a built in wardrobe.

The complex benefits from a resident's lounge, shared facilities such as a laundry room, communal gardens to the side and rear plus onsite residential parking.



Entrance hall 2.73m x 1.76m (9'0" x 5'10")

Living room 5.39m x 3.48m (17'8" x 11'5")

Kitchen 2.73m x 1.74m (9'0" x 5'8")

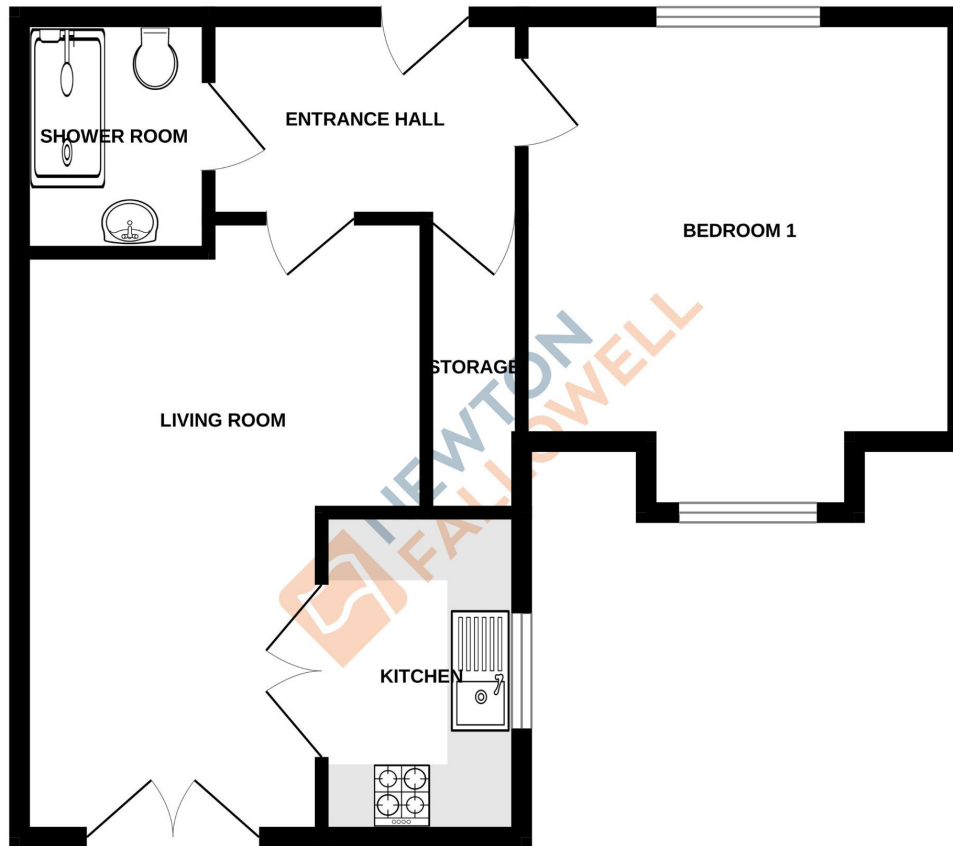
Shower room 2.05m x 1.65m (6'8" x 5'5")

Bedroom one 4.32m x 3.80m (14'2" x 12'6")

Agent Note 0.00m x 0.00m (0'0" x 0'0")

Lease Remaining 103 years aprx
Annual service charge £3097pa aprx
includes building insurance, water rates,
window cleaning and resident manager
Ground rent is £350pa

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.