



48, Newcomb Court, Stamford, PE9 1DW

 **NEWTON FALLOWELL**



Key Features

- Central Stamford Retirement Development
- Two Bedrooms & Shower Room
- Lounge / Diner & Kitchen
- Second Floor with Lift Access
- Communal Lounge Area
- On Site Manager & 24 Hour Emergency Contact
- Minimum Age Restriction of 60 yrs
- On Site Guest Suite Facilities
- EPC Rating C
- Leasehold

£135,000





Offered to the market with NO ONWARD CHAIN and set in this highly popular over 60's development being only a few moments walk from Stamford's bustling High Street, is this well appointed second floor two bedroom apartment enjoying its own independent living facilities, with the advantages of a communal lounge, lift access, 24 hour emergency contact, guest accommodation, communal grounds and parking facilities.

On entering the development, you'll be greeted by the communal areas situated centrally to the ground floor. There is a communal hallway, sign in area for visitors, the communal lounge area where events are held regularly with residents, guest accommodation, a communal laundry room, on site managers office and both stair and lift access to all floors. The property is set on the second floor entered via a private entrance into the hallway with useful storage and doors to all rooms. The living/dining area offers a central fireplace and large window providing a bright and airy feel and to one end, an open arch leading into the well appointed kitchen providing a range of units, some integrated appliances and space for free standing white goods. There are two bedrooms, one double and one single, with both bedrooms having fitted wardrobes and there is a separate 3 piece shower room.



Outside the development, there are communal grounds landscaped with a wealth of flowers, shrubs and inset seating areas to enjoy the southern aspects of the gardens with views towards the town centre. There are a number of resident parking bays and guest bays available (not allocated).

The development has a minimum age restriction for residents being of 60 years of age or older.

Hallway

Lounge/Diner 5.14m x 3.24m (16'11" x 10'7")

Kitchen 2.23m x 1.65m (7'4" x 5'5")

Bedroom one 4.20m x 2.77m (13'10" x 9'1")

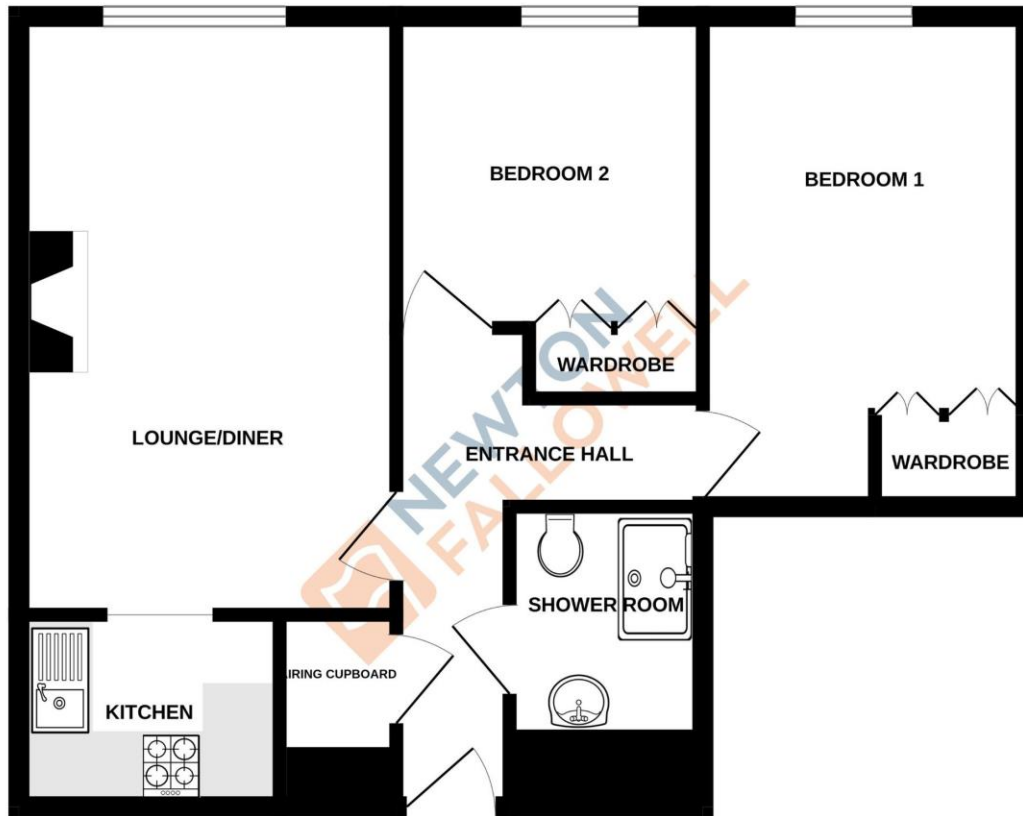
Bedroom two 2.67m x 2.63m (8'10" x 8'7")

Shower room 2.07m x 1.66m (6'10" x 5'5")

Agents Note

Annual service charge is £4151.82 for financial year ending 31/08/24, ground rent £574.94. 125 Years from 1989

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.5 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	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: B

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.