



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



**NEWTON FALLOWELL**





## Key Features

- Over 60's development
- One double bedroom
- Kitchen with a wealth of units
- Three piece shower room
- Residential parking
- Resident's lounge and shared facilities
- Communal gardens
- EPC Rating C
- Leasehold

£114,950







Rare opportunity has arisen in the popular over 60's development of Blackstone's Court, a one bedroom ground floor apartment which boasts residential parking, communal grounds with a south west aspect, spacious lounge and a three piece shower room.

The property is initially greeted via a spacious entrance hall with a handy storage cupboard, which connects to a well balanced double bedroom equipped with a built in double wardrobe, a three piece shower room mostly tiled and a large lounge/diner which enjoys views of the gardens. Completing this well presented apartment is the kitchen boasting a wealth of units and window overlooking the grounds.

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 2.08m x 1.65m (6'10" x 5'5")

Lounge diner 5.38m x 3.35m (17'8" x 11'0")

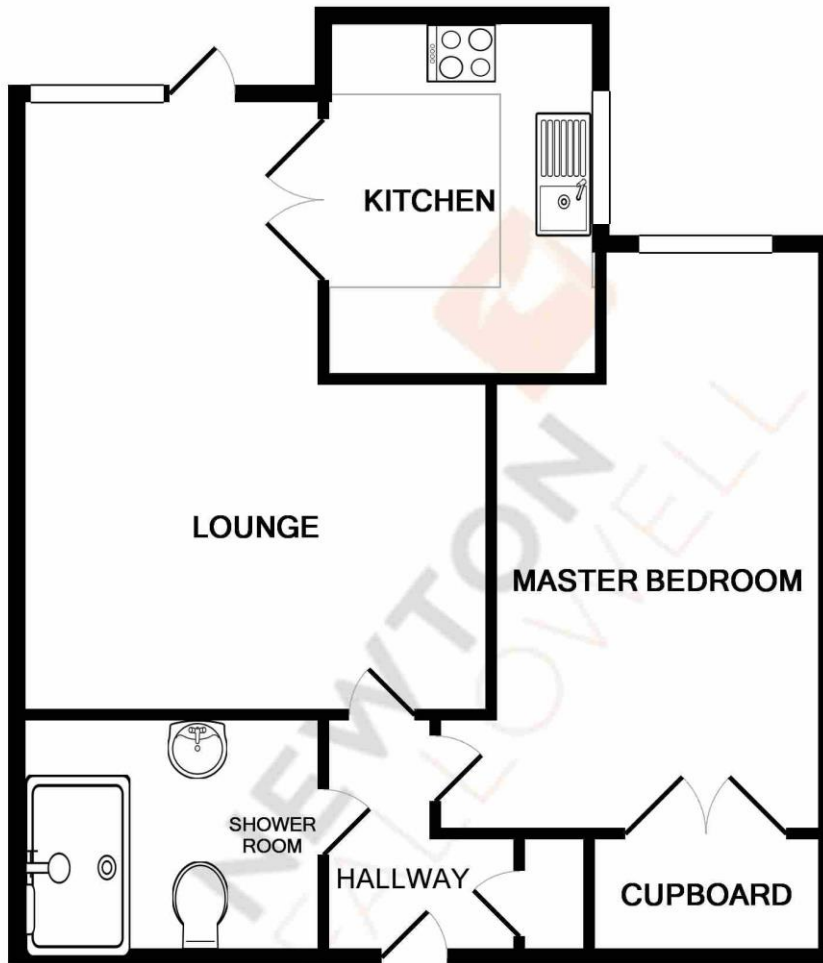
Kitchen 2.74m x 1.75m (9'0" x 5'8")

Bedroom 4.88m x 2.64m (16'0" x 8'8")

Shower room 2.08m x 1.70m (6'10" x 5'7")

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

The lease runs until 10 October 2127 - 103 years remaining.  
Estates and Management - Ground Rent £350 per year  
First Port Property Management £3,098 per year.



TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
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.