



39 Blackstones Court, Stamford, PE9 1UH

 **NEWTON FALLOWELL**



Key Features

- ****OVER 60s APARTMENT AVAILABLE****
- One double bedroom
- Spacious living room
- Kitchen with integrated oven
- Three-piece shower room
- New carpet and decorated throughout
- Communal benefits include ground floor kitchen, lounge and washing facilities
- Designated resident parking
- EPC Rating C
- Leasehold

Offers over £100,000





****OVER 60s APARTMENT AVAILABLE****

Located a short walk from Stamford Town Centre and Stamford retail park this one-bedroom top floor apartment in the popular over 60's development of Blackstones Court. Modern kitchen, renovated shower room, new carpets/ flooring, modern boiler, light and airy living room, spacious double bedroom and residents parking.

The apartment is located on the top floor on the corner and close by to the lift for easy accessibility. On entering the apartment, you are greeted by a spacious entrance hall leading the living room on your right, shower room with large shower unit and boiler less than 3 years old and a storage cupboard. The living room hosts an abundance of living space and a dual window overlooking front of the building, new carpets and painted throughout. An opening from the living room leads into the well-maintained kitchen built in cooker/hob and space for under counter fridge. The three-piece shower room has been recently renovated with low maintenance panelling and large shower tray.

Don't miss out on this property and enquire with us today to secure your viewing!

Entrance hall 1.41m x 2.69m (4'7" x 8'10")

Living room 5.37m x 4.42m (17'7" x 14'6")

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

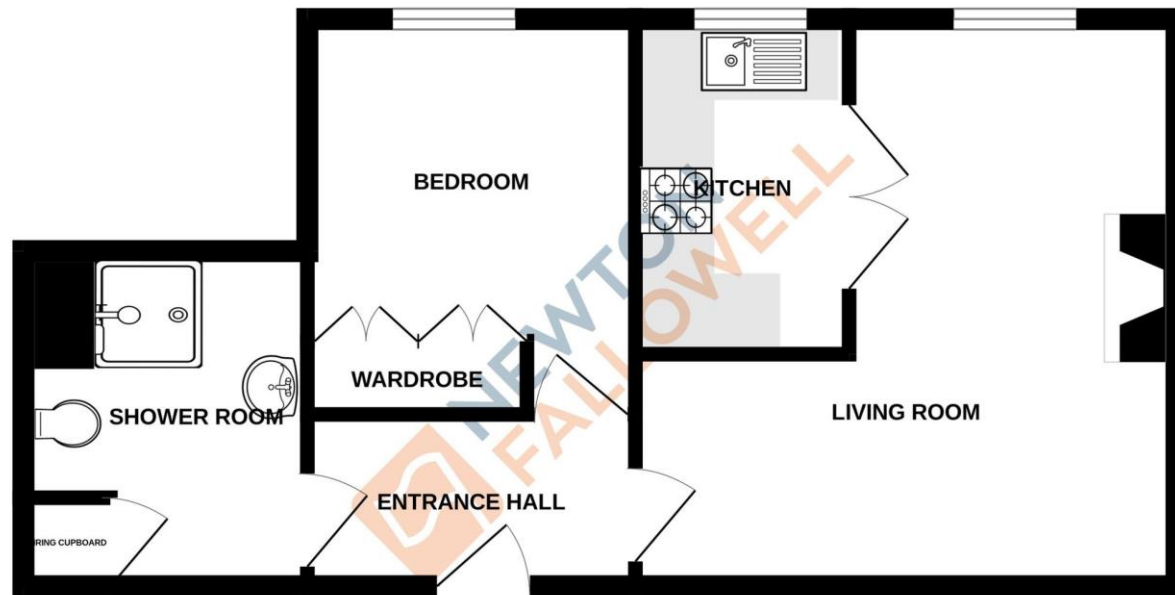
Bedroom 3.24m x 2.69m (10'7" x 8'10")

Bathroom 2.32m x 2.74m (7'7" x 9'0")

Agent Note

Maintenance + service charge £1484.44 (6 months) and insurance £250 (6 months)
Ground rent £175 (every 6 months) 103 years remaining on the lease.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.