



38 Newcomb Court, Stamford, PE9 1DW

 **NEWTON FALLOWELL**





## Key Features

- No onward chain
- Over 60's retirement apartment
- Spacious living room with feature fireplace
- Three piece bathroom
- Double bedroom
- Communal lounge & laundry room
- Residents parking
- EPC Rating C
- Leasehold

£90,000





One bedroom over 60's retirement apartment set on the second floor of the popular development of Newcomb Court, situated in the heart of Stamford and just a short walk to the town centre. The property benefits from a spacious living room, three piece bathroom, well balanced double bedroom, kitchen and a communal lounge & laundry room for residents.

Entering the apartment via the entrance hall which has a handy storage cupboard. To one side is a three piece bathroom and the well proportioned double bedroom with built in wardrobe. To the other side of the apartment is the light and airy living room with a feature fireplace and chimney pot views of Stamford. An opening from the living room leads into the kitchen which benefits from a wealth of units.

Outside is a lovely communal garden with a seating area and lawn surrounded by shrubs and residential parking. Inside there is a communal lounge for residents which hosts various activities. There is also a communal laundry room which is included in the service charge and a guest room for any relatives needing to stay the night.



Entrance hall 0.93m x 2.37m (3'1" x 7'10")

Living room 3.21m x 5.35m (10'6" x 17'7")

Kitchen 2.24m x 1.64m (7'4" x 5'5")

Bedroom 2.65m x 4.33m (8'8" x 14'2")

Bathroom 2.06m x 1.65m (6'10" x 5'5")

#### Agent Note

Annual ground rent is £1200. Annual service charge is £500 and includes garden maintenance, window cleaning, communal areas. Any excess at the end of year is divided up and credited back to residents.

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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		
69-80	C	71 C	75 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.