



Barley Ridge Gardens, Priory Road, Stamford, PE9 2ZP

 **NEWTON FALLOWELL**

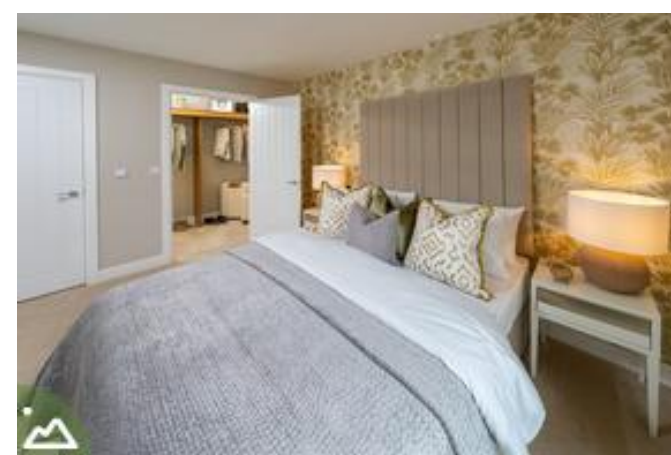


 2    2    1

## Key Features

- Over 60s retirement property
- Country living combined with town centre convenience
- Manager on-site during office hours
- Communal lounge
- Roof terraces
- Allocated Parking with EV charging (subject to additional charge and availability)
- Pets allowed
- Guest suite
- Lifts to all floors
- EPC Rating TBC / Leasehold

GUIDE PRICES FROM £375,000





Set within easy reach of Stamford's bustling town centre and surrounded by tranquil countryside views, Barley Ridge Gardens is an exclusive new retirement development by McCarthy & Stone, tailored for the over 60s and due for completion in Summer 2026. These elegant two-bedroom apartments combine sophisticated design with peace of mind, perfect for those seeking a vibrant yet low-maintenance lifestyle.

Inside, each apartment offers a spacious and thoughtfully laid-out interior, featuring open-plan living areas, high-quality kitchens, generous storage, and luxurious bathrooms. Many apartments benefit from a private balcony or patio, creating a seamless connection with the roof terrace and surrounding rural views.

The development places community and comfort at its core, with a stylish communal lounge, lift access throughout, and a hotel-style guest suite for visiting family. An on-site house manager is available during office hours to ensure everything runs smoothly, and residents enjoy added reassurance from a secure entry system and 24/7 emergency support.

With a strong sense of community and a calendar of optional social events, Barley Ridge Gardens provides a welcoming environment with the added convenience of being close to local shops, supermarkets, theatres, and transport links. Pets are welcome, and parking is available on site. Perfect for downsizers or those looking to enjoy their retirement in style, Barley Ridge Gardens offers a rare opportunity to secure a high-quality home in a first-class location.

### Ask About Our Smooth Move Package

To make your move even easier, McCarthy & Stone offers a Smooth Move package, including a free specialist removals service, £2,500 towards estate agent fees, and £1,000 towards legal costs when using their recommended partners. Help with settling in, everything is designed to take the stress out of moving into your new home at Barley Ridge Gardens.

Terms and conditions apply







**COUNCIL TAX INFORMATION:**

Local Authority: SKDC  
Council Tax Band: X

**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.

**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.