

## 34 Newcomb Court, Stamford, Lincolnshire, PE9 1DW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This two bedroom apartment comes with pleasant views over Stamford and is set close to the town centre. The property is set on the top floor close to the lift and comes with a recently fitted shower unit.

Newcomb Court is an over 60's development and features a house manager, communal lounge area and maintained communal gardens.

The accommodation comprises of an entrance hall, sitting room, kitchen, two bedrooms and a bathroom.

NO CHAIN

**Asking Price £135,000 Leasehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Two bedroom apartment
- Dual aspect sitting room
- Electric heating
- Close to the town centre
- NO CHAIN

- Over 60's development
- Communal lounge
- Warden controlled
- Council Tax Band - B, EPC -
- Service charge - £4151.82p/a, Ground Rent - £574.94p/a



**ACCOMMODATION:**

**Entrance Hall**

**Lounge**  
4.70m x 3.43m (15'5" x 11'3")

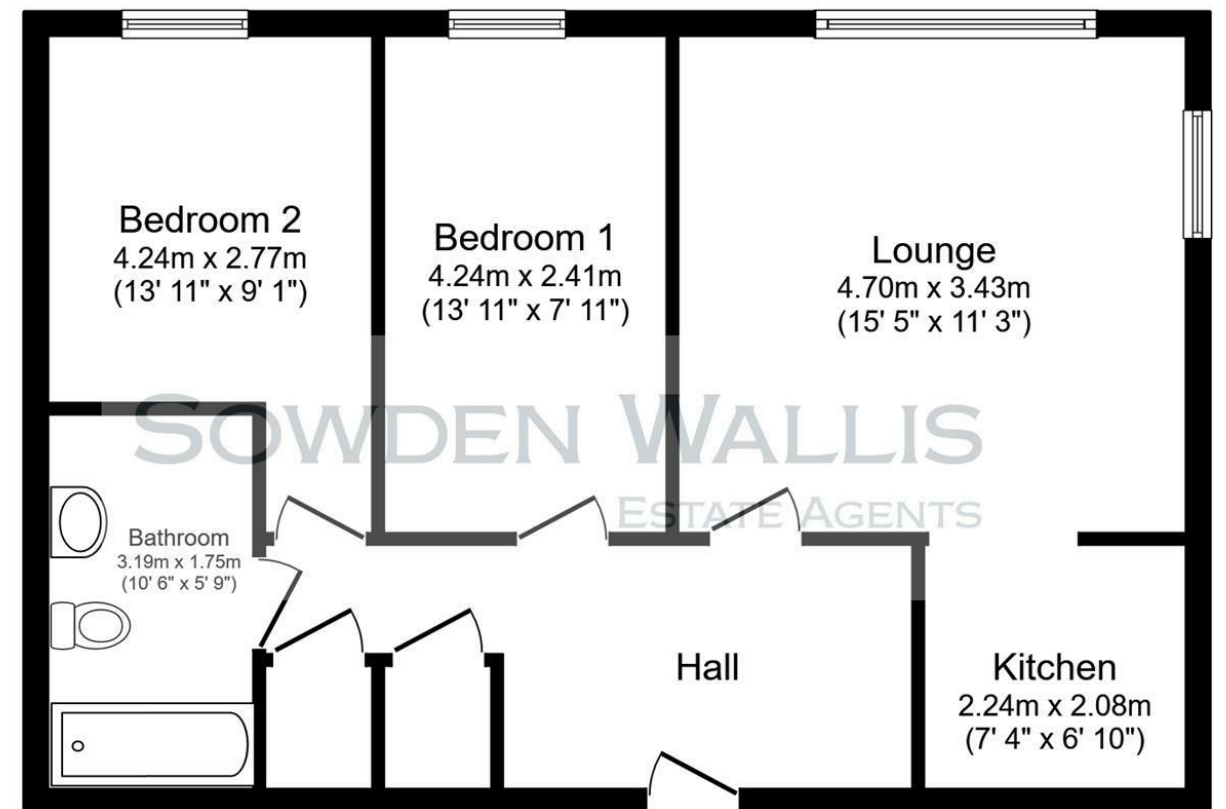
**Kitchen**  
2.24m x 2.08m (7'4" x 6'10")

**Main Bedroom**  
4.24m x 2.41m (13'11" x 7'11")

**Bedroom Two**  
4.24m x 2.77m (13'11" x 9'1")

**Bathroom**  
3.20m x 1.75m (10'6" x 5'9")

**FLOOR PLAN:**



**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io