



Newcomb Court
Stamford PE9 1DW



KNIGHT
PARTNERSHIP

Welcome to **Newcomb Court**

This immaculate two-bedroom top floor apartment is situated in a popular retirement development with easy access to the town centre and local amenities on the doorstep, with lift access, a communal lounge and laundry room with resident parking on site.

The accommodation briefly comprises: Entrance hall with store room and cupboard leading to a light & airy lounge with dual aspect, a feature electric fire and opens to the kitchen, which is fitted with modern neutral units and built-in appliances including an oven and hob, fridge freezer and washing machine. There are two generous bedrooms with built-in wardrobes and a shower room with a walk-in shower and vanity unit.

Offered for sale with no onward chain and viewing is highly recommended.

The property is leasehold and service charges apply.





Entrance Hall

Lounge

13' 11" x 11' 3" (4.24m x 3.43m)

Kitchen Area

6' 10" x 7' 3" (2.08m x 2.21m)

Bedroom One

13' 1" x 9' 1" (3.99m x 2.77m)

Bedroom Two

13' 11" x 8' (4.24m x 2.44m)

Shower Room

Store Room

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Newcomb Court

- Over 60s Retirement Apartment
- Two-Bedrooms
- Well-Presented Throughout
- Shower Room
- Communal Lounge & Laundry Room
- Communal Parking
- Close to the Town Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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