



McCARTHY STONE RESALES

12 STUKELEY COURT BARNACK ROAD, STAMFORD, PE9 2NQ



~PRICED TO SELL~ SUPERBLY PRESENTED first floor retirement apartment with a JULIET BALCONY enjoying GARDEN VIEWS. The apartment further benefits from a MODERN KITCHEN with built in appliances, DOUBLE BEDROOM with a FITTED WARDROBE, and CONTEMPORARY shower room. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £220,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Total floor area 48.2 sq.m. (519 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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STUKELEY COURT, BARNACK ROAD, STAMFORD

STUKELEY COURT

Stukeley Court is a McCarthy & Stone Retirement Living development specifically designed for those over 60. It has a collection of 35 one and two bedroom apartments, located in the town of Stamford. Stukeley Court provides the benefit of owning your own home, free from worries about external maintenance whilst having support from our on-site House Manager, if you need help with all things communal. Stamford has a train station for trips further afield.

Stukeley Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things communal and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). The development has a lift to all floors.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

The picturesque, historic town of Stamford boasts 17th & 18th - century stone buildings as well as older timber-framed buildings and 5 medieval parish churches. There's plenty to do locally with bars, cafes and restaurants to cater for all tastes and requirements. You will find M&S foodstore, Waitrose, Morrisons supermarkets as well as a wide range of local stores and independent shops and boutiques. For days out a visit to

Burghley House and Gardens, England's greatest Elizabethan House is a must, where they hold events throughout the year. Rutland Water is within driving distance. Great roadlinks to the A1 and A43, local bus and train services make getting out and about easy.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. The apartment benefits from an Intercom and door entry system. From the hallway there is a door to a utility and storage cupboard with built in washer/drier and Ventaxia air filtration system. Illuminated light switches, smoke detector. Underfloor heating runs throughout the apartment with wall mounted thermostat controls in each room. Doors lead to the kitchen, bedroom, living room and shower room.

LOUNGE

A beautifully presented living room with a double glazed door opening inwards to reveal a Juliet balcony which has a sunny south west aspect and overlooks the communal gardens towards the rear. Ample room for a dining table. Raised electric sockets, Sky/Sky+, TV and telephone points. Two ceiling lights, fitted carpets, and curtains. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and upstand. Stainless steel sink with mono lever tap and drainer. Eye level oven, built in microwave, ceramic hob, cooker hood and integral fridge/freezer. Ceiling and under cabinet lighting, flooring.

BEDROOM

Bright and airy double bedroom with a south west facing window and rear garden views. TV & telephone points, raised sockets. Mirror fronted wardrobe providing hanging rails and shelving. Ceiling light, fitted carpets and curtains.

SHOWER ROOM

Fully fitted suite comprising of a double, walk-in shower with screen and grab rail, vanity unit containing hand basin and illuminated mirror above, WC. Half height wall tiling and floor tiles. Chrome heated towel rail. Ceiling spot lights.

1 BED | £220,000

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,051.27 per annum (for financial year end 30/09/2024).

LEASE INFORMATION

999 Years from 1st June 2015

GROUND RENT

Ground rent: £425 per annum
Ground rent review: 1st June 2030

ADDITIONAL SERVICES

** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

