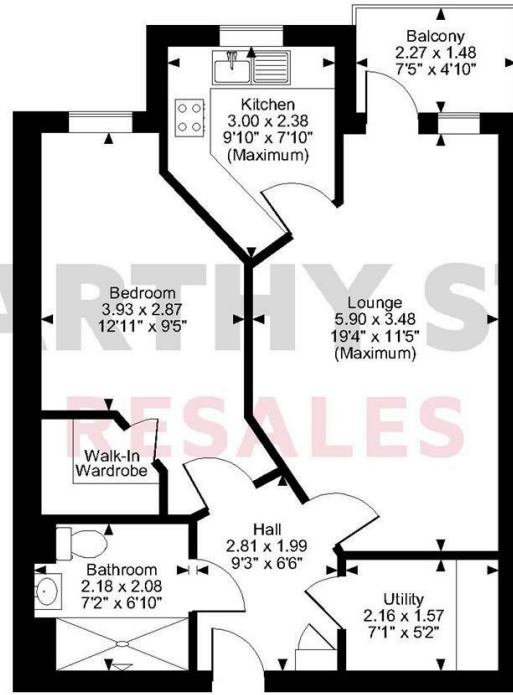


Stukeley Court, Stamford  
 Approximate Gross Internal Area  
 558 Sq Ft/52 Sq M  
 Balcony external area = 36 Sq Ft/3 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

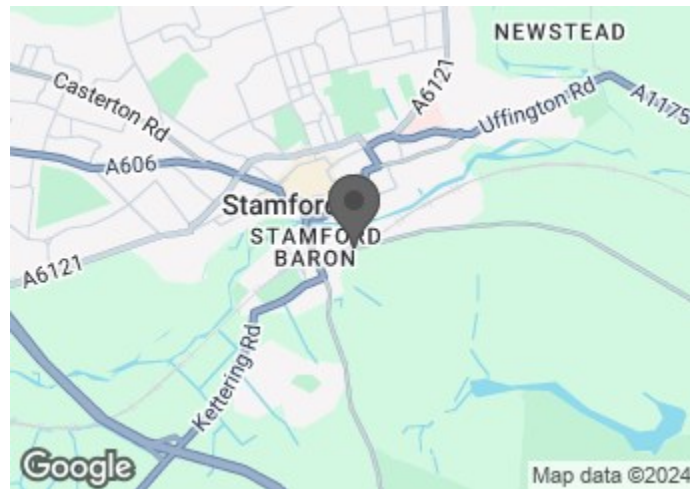
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 15 STUKELEY COURT BARNACK ROAD, STAMFORD, PE9 2NQ



### COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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A spacious one bedroom retirement apartment with a WALK OUT BALCONY on the first floor. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

## OFFERS IN THE REGION OF £239,950

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

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



# STUKELEY COURT, BARNACK ROAD, STAMFORD

1 BED | £239,950

## 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 dedicated House Manager is on site during working hours to take care of communal property matters and manage communal areas, supporting like a friendly neighbour. 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 and our residents community runs various activities. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (charges apply - subject to availability). The development has a lift to all floors.

## 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. From the hallway there is a door to a walk-in utility and storage cupboard with built in washer/drier, electric boiler 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 lounge, bedroom and shower room.

## LOUNGE

A spacious lounge benefitting from a large window and door leading to a private balcony with views towards the side elevation. The room provides space for a dining table. Sky/Sky+, TV and telephone points, raised electric sockets. 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 sits beneath the window. Eye level oven, built in microwave above, four ring ceramic hob with cooker hood and integral fridge/freezer. Ceiling and under cabinet lighting.

## BEDROOM

Double bedroom with window providing views towards the side elevation. TV & telephone points, raised sockets. Door leads onto a walk-in wardrobe providing hanging rails and shelving.

## SHOWER ROOM

Fully fitted modern 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. Central ceiling light point.

## 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 to find out more about the service charges please contact your property consultant or house manager.

Service charge: £3,051.36 per annum (for financial year ending 30/09/2025).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

## LEASE INFORMATION

Lease: 999 Years from 1st June 2015

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

