

## **20 Torkington Gardens**

**West Street, Stamford, Lincolnshire, PE9 2EW**



**PRICE: £125,000**

**Lease: 99 years from 1988**

### **Property Description:**

#### **A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT**

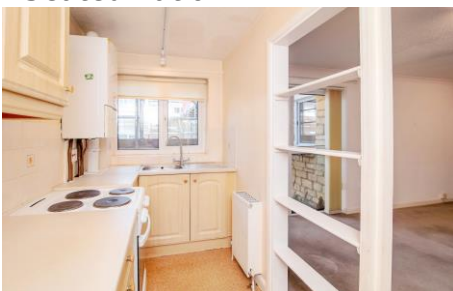
Torkington Gardens has 32 one and two bed retirement apartments, set within two blocks around a courtyard and landscaped gardens. A local manager looks after the upkeep of the buildings and gardens, and also assists with access to any further help and support.

Centrally located in the heart of Stamford, this estate has easy access to high street stores, specialist shops, restaurants and a supermarket, which is just down the road. Local bus services run to the nearby towns of Bourne, Oakham and Peterborough. Local attractions include Burghley House and Tolethorpe Hall, plus the River Welland. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

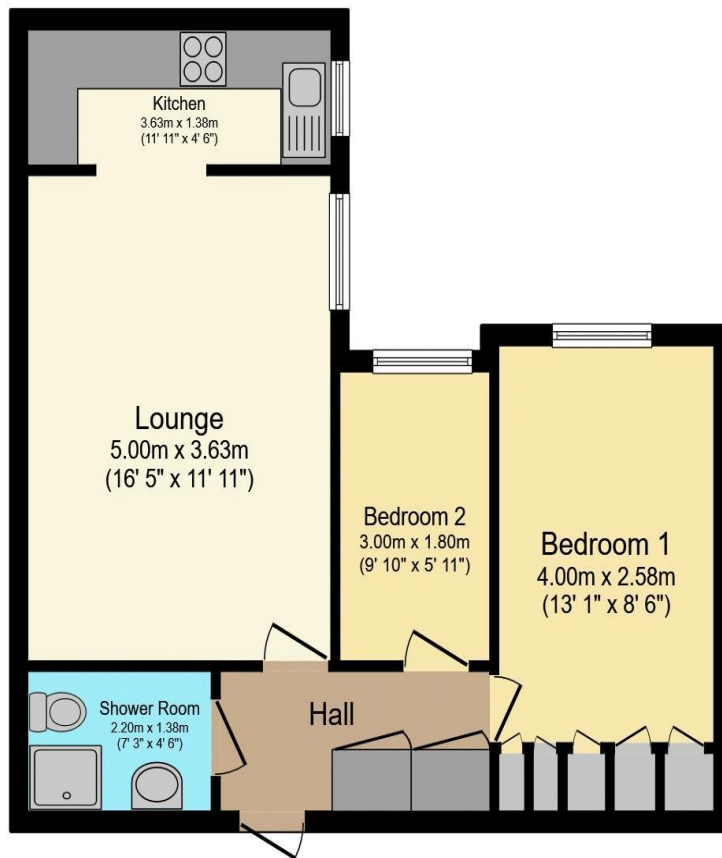
Age exclusive for the over 55's  
Conveniently located in the heart of Stamford  
24 hour Anchor on Call system  
Landscaped Communal Gardens with Seated Patio

Anchor Manager

Lease: 99 years from 1988



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 50.1 sq.m. (539 sq.ft.) approx

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).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	73	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**TBC**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£TBC**

**Council Tax Band:**

**B**

**Event Fees:**

**TBC Transfer**

**TBC Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.