



15 Barley Ridge Gardens, Priory Road
£275,000

 **NEWTON FALLOWELL**

15 Barley Ridge Gardens

Priory Road, Stamford

Apartment 15 - One Bedroom First Floor Retirement Apartment | Over 60s

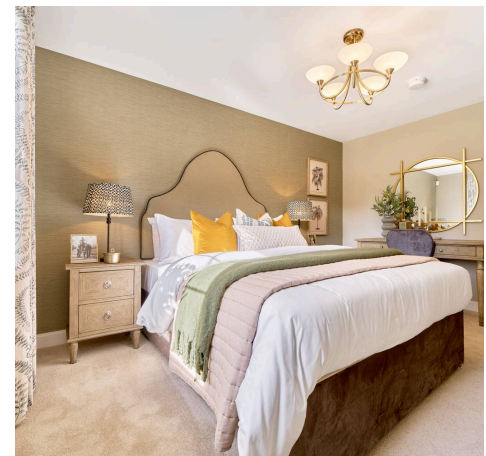
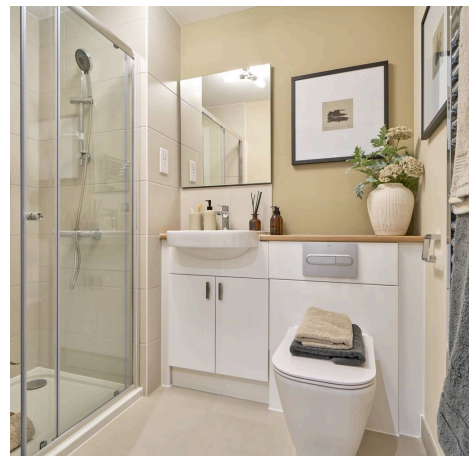
Set within the charming market town of Stamford, this stylish one-bedroom retirement apartment forms part of the highly regarded Barley Ridge Gardens development by McCarthy Stone. Designed for those seeking an easier way of life without compromising on comfort or independence, this modern home combines peaceful surroundings with excellent access to local amenities.

The apartment is positioned on the first floor and enjoys a bright, welcoming layout with a contemporary fitted kitchen, comfortable living space and a well-appointed bedroom. Thoughtful design features such as easy-access fittings, energy-efficient heating and enhanced safety systems ensure day-to-day living is both simple and secure.

Residents at Barley Ridge Gardens benefit from beautifully maintained landscaped gardens and a spacious communal lounge – ideal for meeting neighbours, hosting events or enjoying a quiet coffee. Many apartments also enjoy private balconies or terraces, offering lovely open outlooks across the surrounding area.

For peace of mind, the development includes a camera entry system, 24-hour emergency call system, lifts to all floors and the support of a friendly on-site House Manager during office hours. A guest suite is also available for visiting family and friends.

The location is one of Stamford's most appealing, just a short walk from shops, cafés, supermarkets, medical facilities and cultural attractions including the Corn Exchange Theatre and weekly farmers' market. With countryside walks close by and the town centre on your doorstep, Barley Ridge Gardens offers the best of both worlds.





Living Room

12' 8" x 17' 0" (3.86m x 5.18m)

Kitchen

8' 1" x 7' 6" (2.46m x 2.29m)

Bedroom

17' 10" x 9' 2" (5.44m x 2.79m)

Shower Room

7' 3" x 6' 5" (2.21m x 1.96m)

Agent Note

To make your move even easier, McCarthy & Stone offers a Smooth Move package, including a free specialist removals service, £2,500 towards estate agent fees, and £1,000 towards legal costs when using their recommended partners. Help with settling in, everything is designed to take the stress out of moving into your new home at Barley Ridge Gardens. Terms and conditions apply

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|-----|-----------------------------|----|-----------------------------|
| E | - Entrance Lobby | R | - Reception |
| GS | - Guest Suite | RR | - Refuse & Recycling |
| L | - Lift | S | - Store |
| MSC | - Mobility Scooter Charging | T | - Terrace |
| O | - Office | ⬮ | - Electric Vehicle Charging |
| P | - Plant Room | | |



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

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