



25 Stukeley Court, Stamford
£375,000

 **NEWTON FALLOWELL**

25 Stukeley Court

Stamford

No Onward Chain Situated just moments away from Stamford Town Centre and the Burghley Grounds is this immaculate first-floor flat offering two double bedrooms, ample accommodation, off-road parking for one vehicle and stunning communal grounds.

Welcome to this beautifully presented first-floor apartment in Stukeley Court, a sought-after McCarthy & Stone Retirement Living development for the over 60s in the charming town of Stamford. Designed for modern, low-maintenance living, residents enjoy an on-site House Manager, landscaped gardens, lift access, a welcoming homeowners' lounge and the reassurance of a 24-hour emergency call system. The service charge covers all external maintenance, gardening, window cleaning, buildings insurance, water rates and communal energy costs.

Stepping inside, you are welcomed by a spacious entrance hall, where you'll find the intercom system, emergency pull cord and a large utility cupboard housing a built-in washer/dryer.

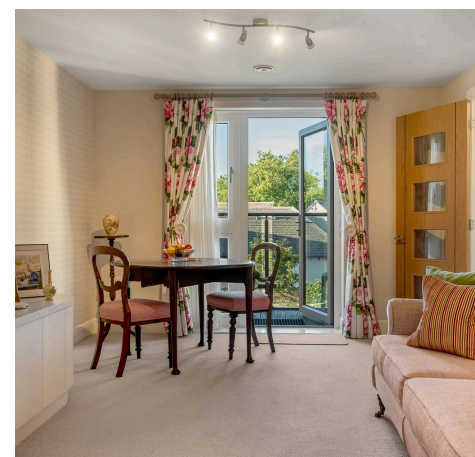
To the left is the main living accommodation, with a large full-width sitting and dining room. This connects to the well-appointed kitchen. The focal point of this first-floor flat is the sun-trap balcony overlooking the Stamford rooftops.

The rest of the apartment is completed by two large double bedrooms, with the principal bedroom offering an en-suite bathroom and a large walk-in wardrobe. The apartment also benefits from a separate additional shower room.

Council Tax band: C

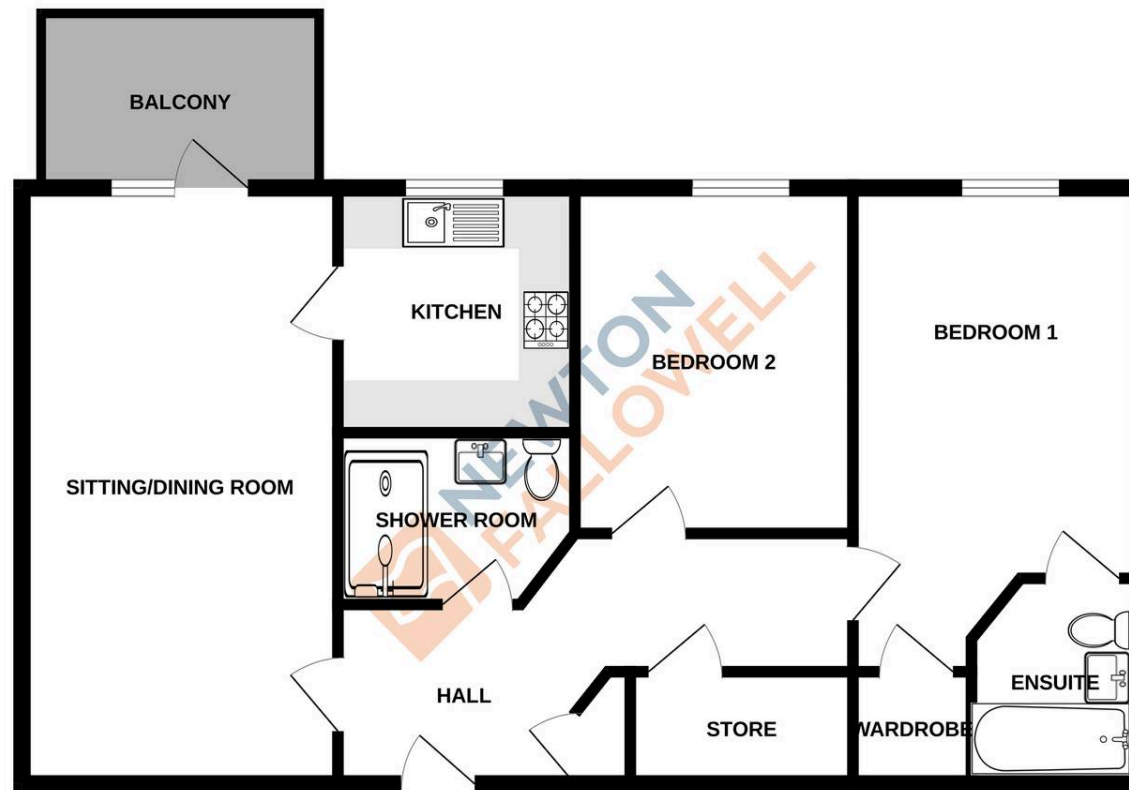
Tenure: Leasehold

EPC Energy Efficiency Rating: B





GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 805sq.ft. (74.8 sq.m.) approx.

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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