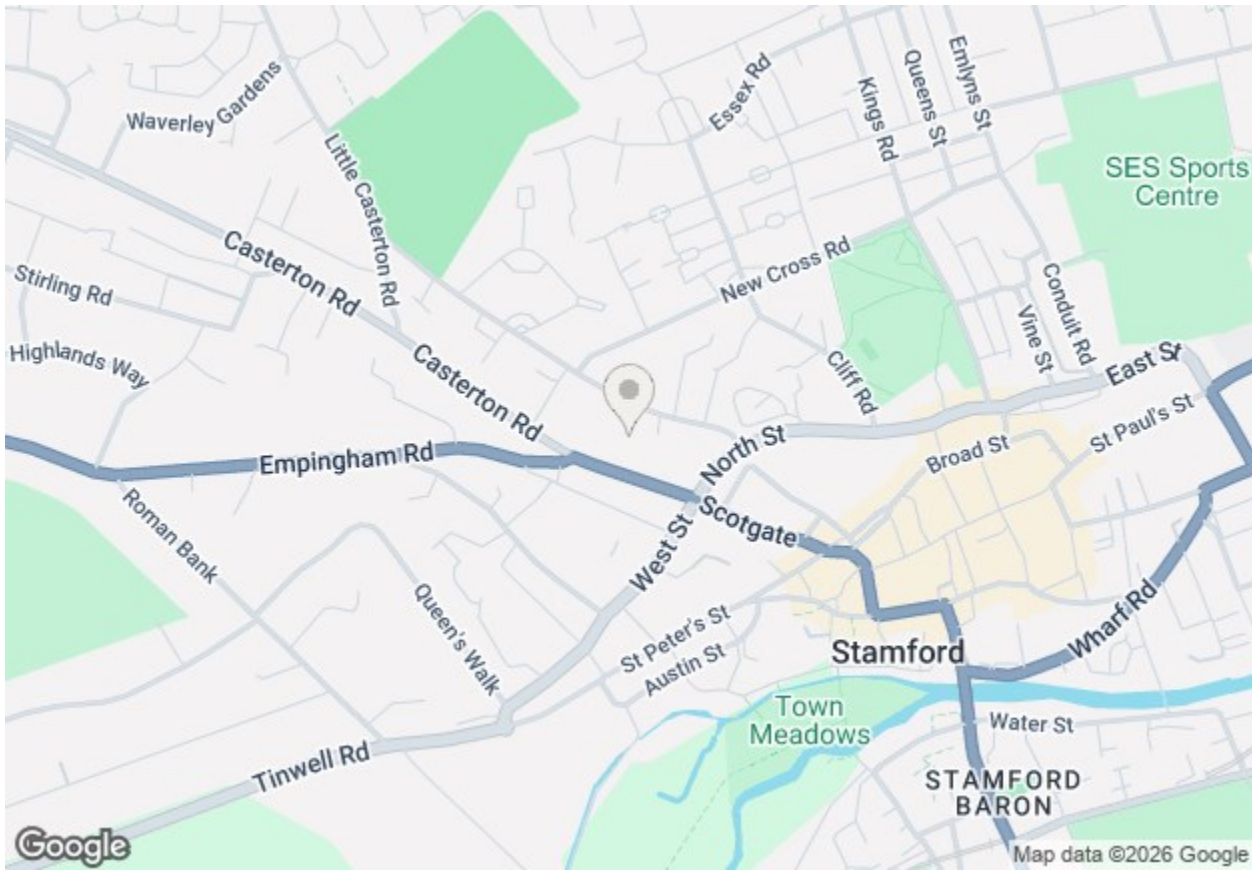




45 Newcomb Court, Stamford, PE9 1DW

Conveniently located within easy walking distance of the town centre, this well-presented one-bedroom retirement apartment offers comfortable, low-maintenance living exclusively for the over 60s. Offered to the market with no onward chain, the property is ideally suited to those seeking an independent lifestyle within a friendly and well-managed community.

The apartment features a spacious and light-filled lounge, providing ample room for both living and dining, together with a well-appointed kitchen. The generous double bedroom is served by a modern shower room, creating comfortable and practical accommodation throughout.

Residents benefit from a range of communal facilities, including an inviting residents' lounge, beautifully maintained communal gardens and the reassurance of a warden-controlled development, providing additional peace of mind while maintaining independence.

Ideally positioned close to the town's excellent range of shops, amenities and transport links, this attractive retirement apartment offers an excellent opportunity for those looking to enjoy a secure and convenient lifestyle.

Viewing is highly recommended.
Asking Price £90,000 Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Walking distance to the town centre
 - Spacious lounge & a shower room
 - Electric heating
 - Non-allocated resident parking
 - Council Tax Band - A, EPC -
- One bedroom over 60's apartment
 - Communal sitting room, secure entry system & a lift
 - Warden controlled
 - NO CHAIN
 - Maintenance Charge - £1,366.24 per six months, Ground Rent - £261.33 per six months



ACCOMMODATION:

Entrance Hall

Lounge
3.22 x 4.3 (10'6" x 14'1")

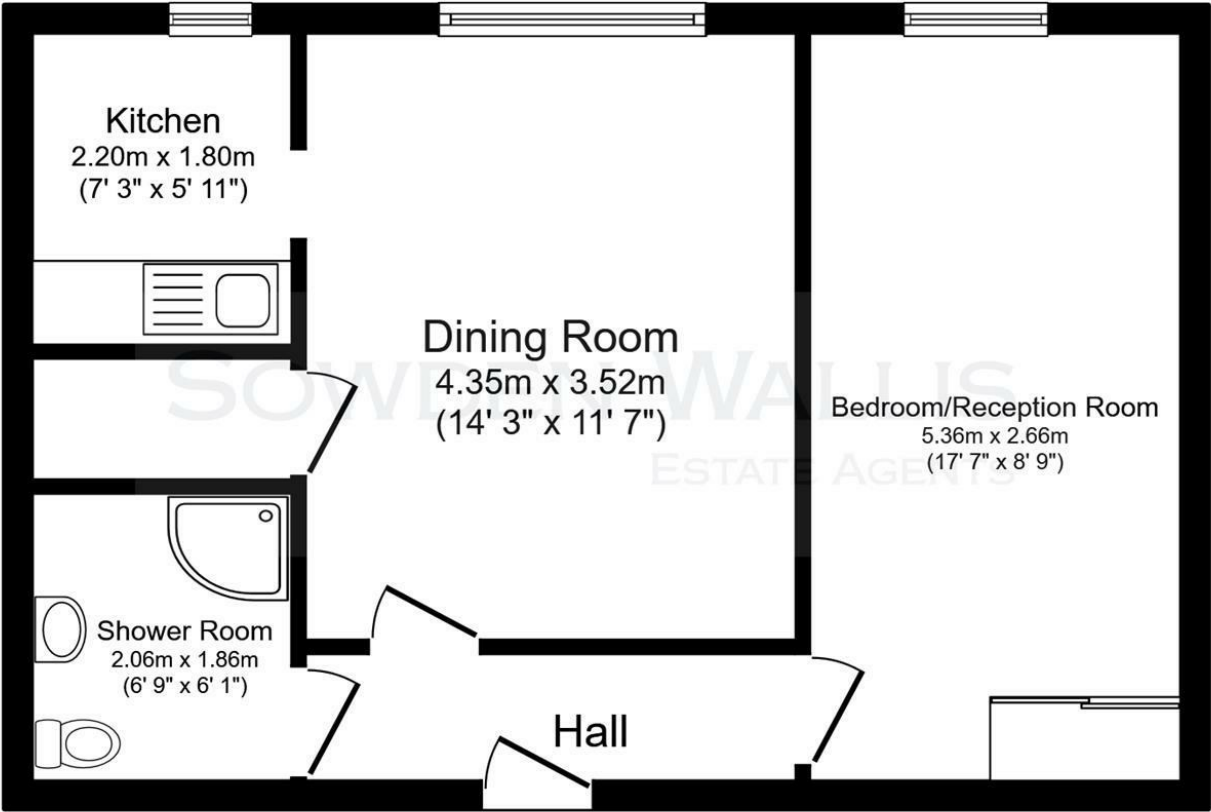
Kitchen
2.2 x 1.8 (7'2" x 5'10")

Bedroom
2.66 x 5.36 (8'8" x 17'7")

Shower Room
1.86 x 2.06 (6'1" x 6'9")

Storage Cupboard
0.9 x 1.37 (2'11" x 4'5")

FLOOR PLAN:



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io