



57 Newcomb Court, Stamford

Offers Over £90,000

 **NEWTON FALLOWELL**

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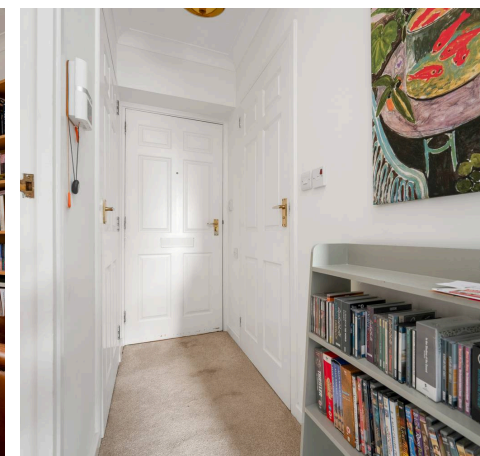
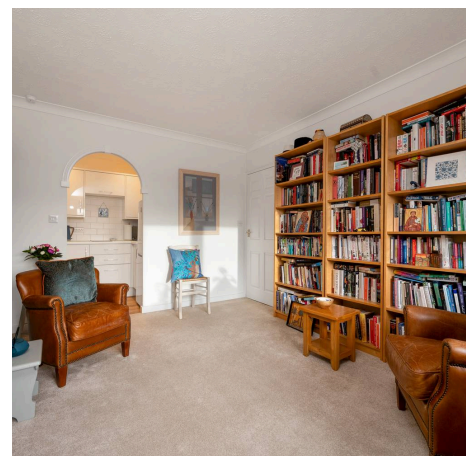
Stamford

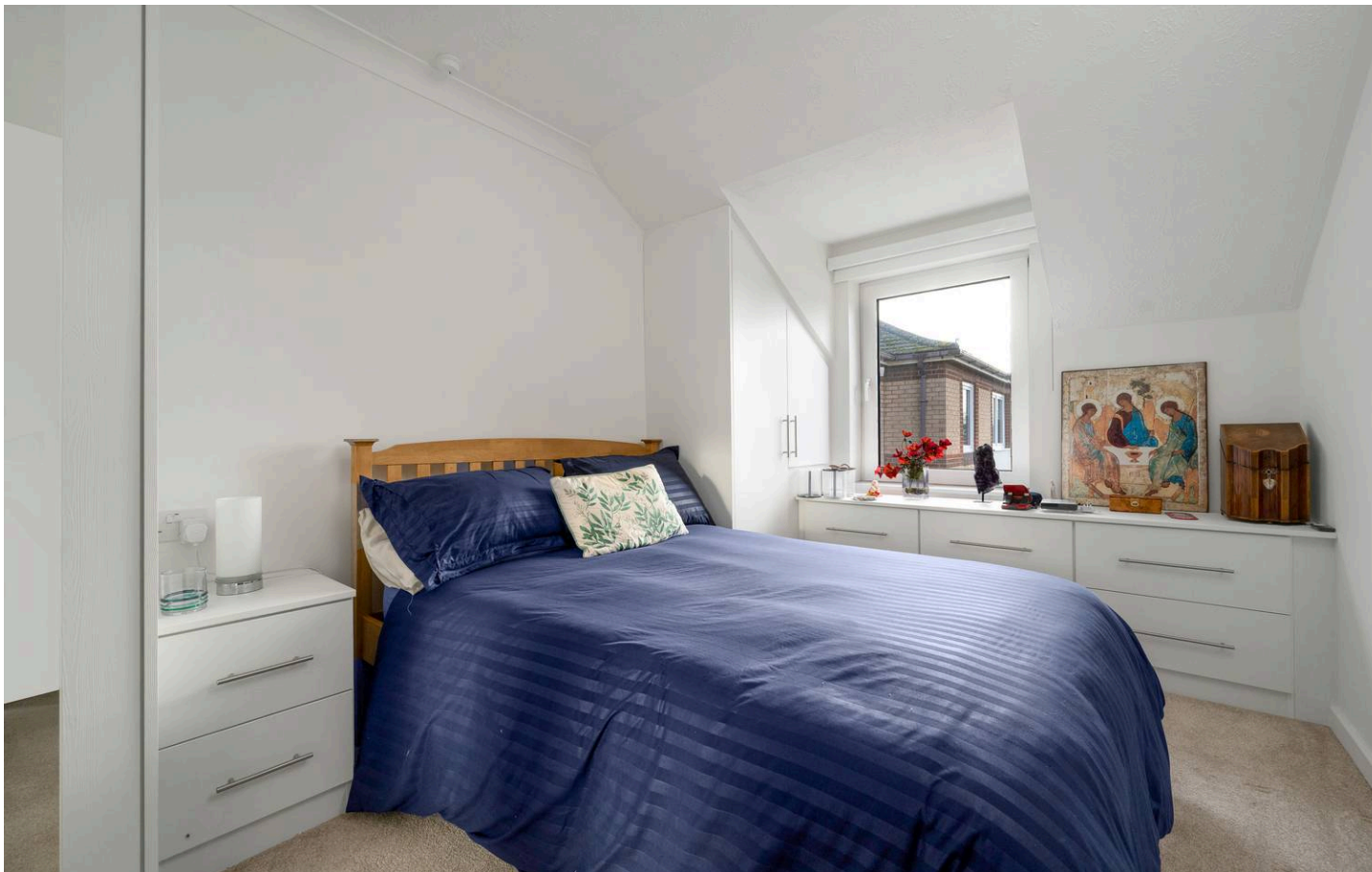
This immaculate one bedroom retirement flat presents an exceptional opportunity for those seeking a peaceful and convenient lifestyle in a highly sought after location close to Stamford town centre.

Situated on the third floor with the benefit of lift access, this modernised property is designed exclusively for the over 60s and is offered to the market with no onward chain, ensuring a straightforward and stress free move. The flat has been tastefully updated throughout to a high standard, providing a welcoming and contemporary living environment. The spacious lounge is flooded with natural light and enjoys delightful views over the town, creating a bright and relaxing space to unwind or entertain guests. The well appointed kitchen features modern units and integrated appliances (where specified), offering ample storage and preparation space for day to day living. The generous double bedroom benefits from fitted wardrobes, maximising storage while maintaining a sense of openness and comfort. A stylish shower room, finished with quality fixtures and fittings, completes the accommodation and caters to modern requirements.

Residents benefit from communal facilities and a secure entry system, enhancing peace of mind and fostering a sense of community. The development also offers communal residents parking with additional visitor spaces, making it convenient for both owners and their guests. The property is perfectly positioned for easy access to Stamford's array of shops, cafes, and local amenities, all within a short walk, allowing residents to enjoy the vibrant town lifestyle without reliance on transport. With council tax band A, the property is also economical to run.

This outstanding retirement flat is ideal for those looking to downsize or relocate to a friendly and well maintained environment, where comfort, convenience, and security are paramount. Whether you are seeking a permanent residence or a lock up and leave base in one of Lincolnshire's most desirable towns, this chain free property is sure to impress.





Entrance Hall

7' 9" x 3' 1" (2.37m x 0.93m)

Living/Dining Room

17' 7" x 10' 6" (5.35m x 3.21m)

Kitchen

7' 4" x 5' 5" (2.24m x 1.64m)

Bedroom

14' 2" x 8' 8" (4.33m x 2.65m)

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

Agent Note

3' 3" x 3' 3" (1.00m x 1.00m)

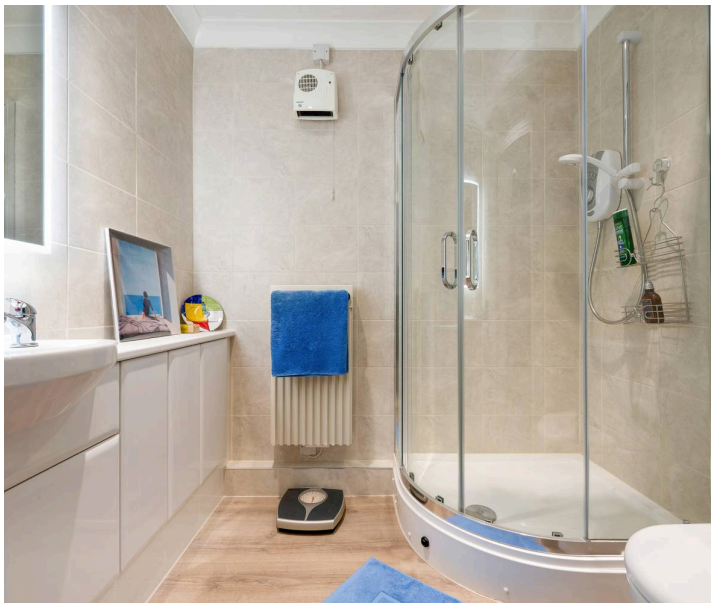
Leasehold property Approx. 88 years remaining Maintenance Charge - £2,654.00 pa, Ground Rent - £522.00

Council Tax band: A

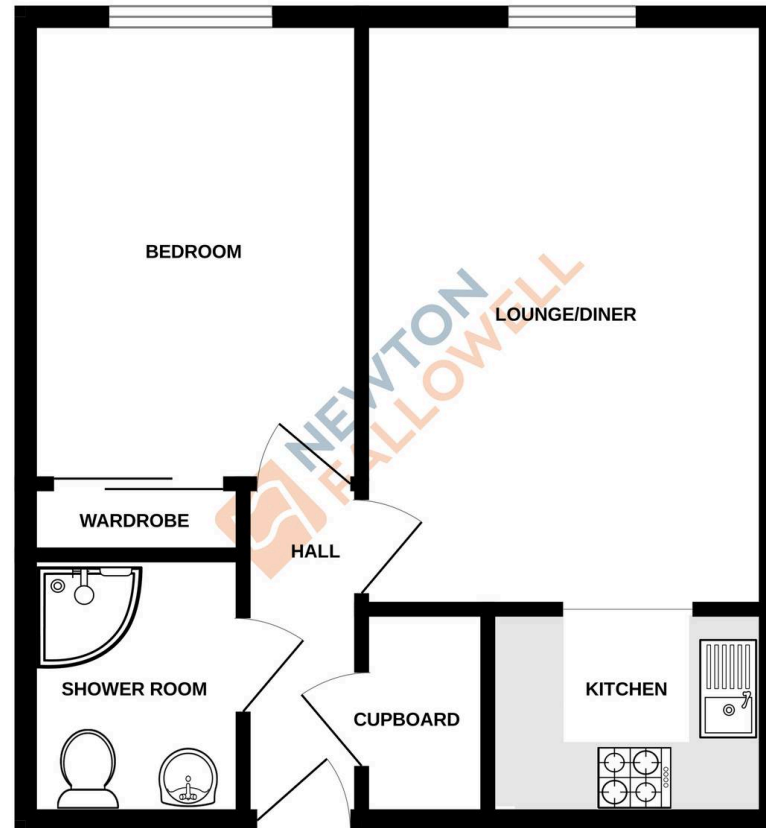
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq.ft. (38.7 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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Newton Fallowell - Stamford

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