



12 Barley Ridge Gardens, Priory Road
£370,000

 **NEWTON FALLOWELL**

12 Barley Ridge Gardens

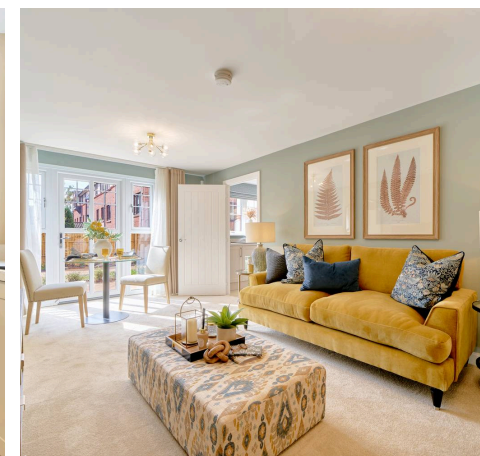
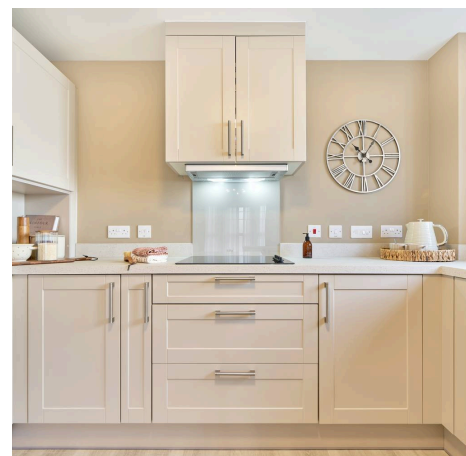
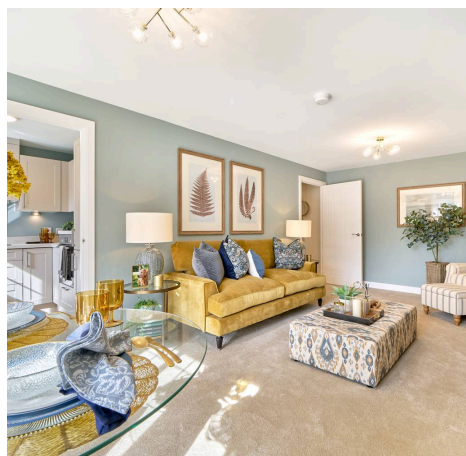
Priory Road, Stamford

Apartment 12 – Two Bedroom First Floor Retirement Apartment | Over 60s Located within the sought-after Barley Ridge Gardens development in Stamford, this beautifully presented two-bedroom first floor retirement apartment offers spacious, modern living in a peaceful yet central setting. Built by the award-winning McCarthy Stone, the development is designed to support independent living while providing comfort, security and a real sense of community.

Council Tax band: TBD

Tenure: Leasehold

- Spacious two-bedroom first floor retirement apartment for the over 60s
- Located within the popular Barley Ridge Gardens development by McCarthy Stone
- Within walking distance of Stamford town centre and local amenities
- Energy-efficient, low-maintenance design with enhanced safety features
- Residents' communal lounge and beautifully maintained landscaped gardens
- Balcony/terrace areas and peaceful surroundings near the countryside
- On-site House Manager during office hours, plus 24-hour emergency system





Living Room

17' 2" x 11' 10" (5.23m x 3.61m)

Kitchen

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

Bedroom One

17' 2" x 9' 7" (5.23m x 2.92m)

En-suite

9' 1" x 7' 3" (2.77m x 2.21m)

Bedroom Two

13' 2" x 9' 11" (4.01m x 3.02m)

Shower Room

7' 3" x 5' 7" (2.21m x 1.70m)

Ask about our smooth move

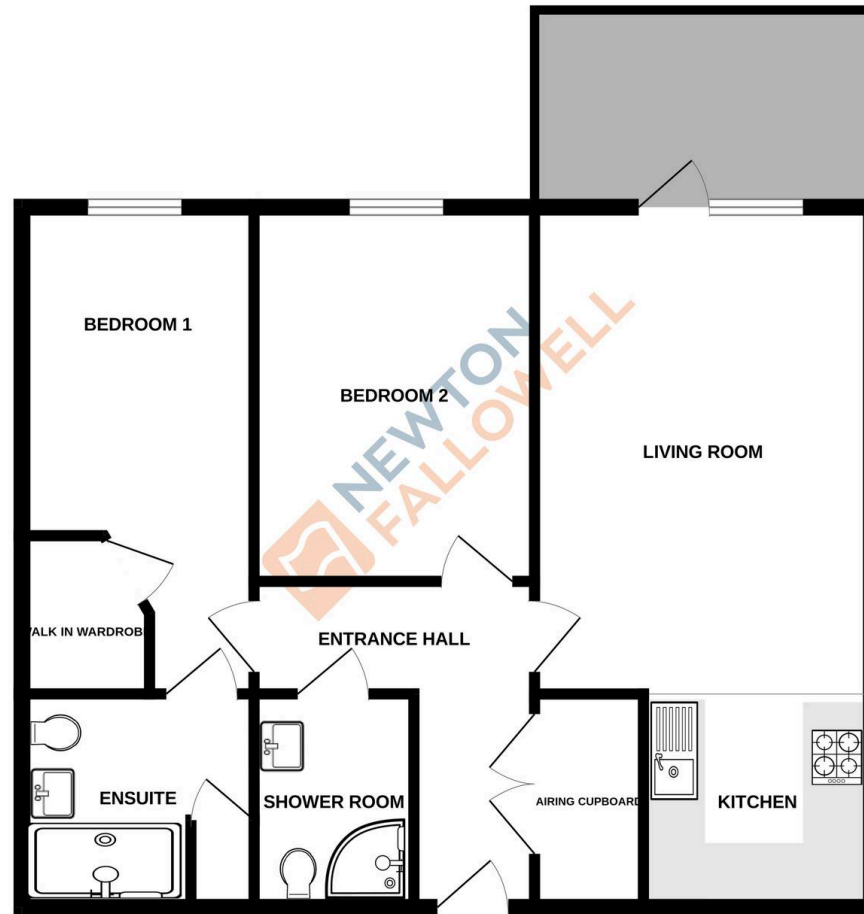
To make your move even easier, McCarthy & Stone offers a Smooth Move package, including a free specialist removals service, £2,500 towards estate agent fees, and £1,000 towards legal costs when using their recommended partners. Help with settling in, everything is designed to take the stress out of moving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

Agent Note

Lease hold property with an Approximate service charge £332pm



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.
Made with Metropix ©2025

Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford