



Newcomb Court, Stamford



Key Features

- Immaculate One Bedroom Flat
- Modernised Throughout
- Third Floor Flat with Lift Access
- Sought After Location, Close to Stamford Town Centre
- Permit Off Road Parking
- No Onward Chain
- Council Tax Band - A
- EPC Rating - C
- Leasehold

£105,000





Over 60s Retirement Newton Fallowell are delighted to present this immaculate one-bedroom top-floor apartment, ideally positioned close to the lift and enjoying beautiful elevated views across Stamford.

A secure communal entrance leads into a welcoming ground-floor residents' lounge and shared laundry facilities. From here, lift or stair access takes you to the third floor.

Upon entering the apartment, a generous hallway provides access to all rooms. To the right is a bright and spacious living/dining room featuring a large dormer window with an attractive front-facing outlook. The adjoining kitchen is well-appointed with a range of integrated appliances and excellent storage.

The property also offers a large double bedroom with fitted wardrobes, along with a contemporary three-piece shower room featuring a walk-in shower.

Immaculately presented throughout, this lovely home forms part of a well-maintained retirement development ideally located for Stamford's amenities.





Entrance Hall 0.93m x 2.37m (3'1" x 7'10")

Living/Dining Room 5.35m x 3.21m (17'7" x 10'6")

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

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

Shower Room 2.06m x 1.65m (6'10" x 5'5")

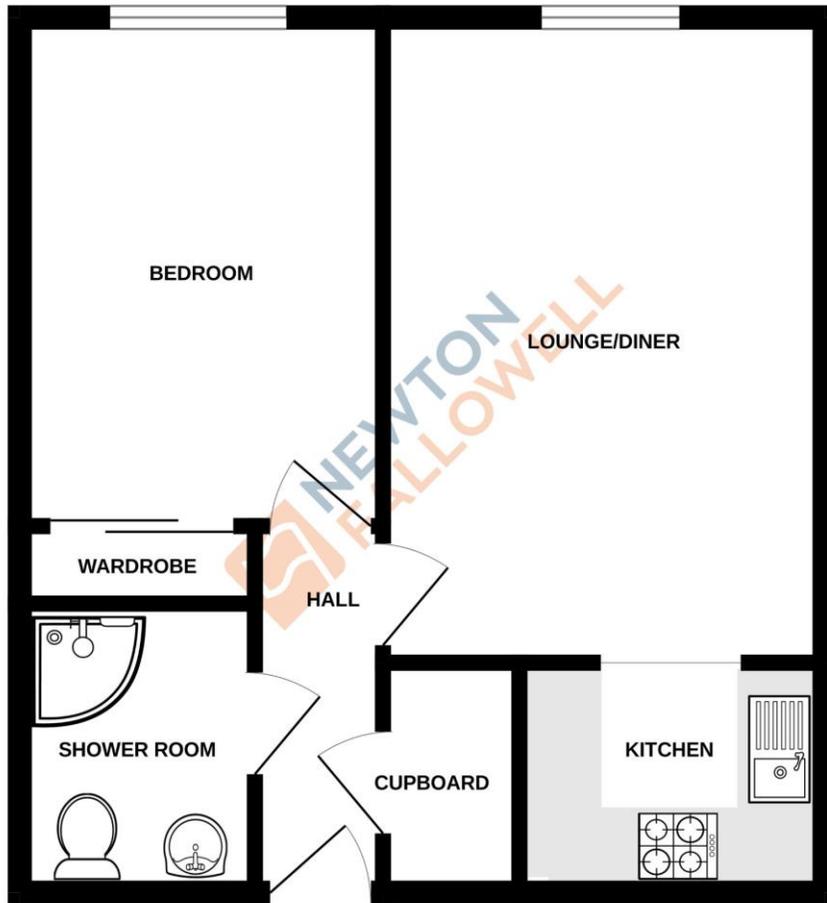
Agent Note

Please contact the Stamford Newton Fallowell office for the full leasehold details and charges.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.