



Barley Ridge Gardens, Priory Road, Stamford, PE9 2ZP

 **NEWTON FALLOWELL**



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## Key Features

- Over 60s retirement property
- Country living combined with town centre convenience
- Manager on-site during office hours
- Communal lounge
- Landscaped gardens
- Pets allowed
- Guest suite
- Lifts to all floors
- EPC Rating Pending
- Leasehold

Prices From £370,000





GUIDE PRICE FROM £370,000

Set within easy reach of Stamford's bustling town centre and surrounded by tranquil countryside views, Barley Ridge Gardens is an exclusive new retirement development by McCarthy & Stone, tailored for the over 60s and due for completion in Summer 2026.

These elegant two-bedroom apartments combine sophisticated design with peace of mind, perfect for those seeking a vibrant yet low-maintenance lifestyle. Inside, each apartment offers a spacious and thoughtfully laid-out interior, featuring open-plan living areas, high-quality kitchens, generous storage, and luxurious bathrooms. Many apartments benefit from a private balcony or patio, creating a seamless connection with the roof terrace and surrounding rural views.

The development places community and comfort at its core, with a stylish communal lounge, lift access throughout, and a hotel-style guest suite for visiting family. An on-site house manager is available during office hours to ensure everything runs smoothly, and residents enjoy added reassurance from a secure entry system and 24/7 emergency support. With a strong sense of community and a calendar of optional social events, Barley Ridge Gardens provides a welcoming environment with the added convenience of being close to local shops, supermarkets, theatres, and transport links. Pets are welcome, and parking is available on site.



Perfect for downsizers or those looking to enjoy their retirement in style, Barley Ridge Gardens offers a rare opportunity to secure a high-quality home in a first-class location.





Living Room 11'10" x 17'2" (3.6m x 5.2m)

Kitchen 8'1" x 7'6" (2.5m x 2.3m)

Bedroom One 9'7" x 17'2" (2.9m x 5.2m)

En-Suite 9'1" x 7'3" (2.8m x 2.2m)

Bedroom Two 9'11" x 13'2" (3m x 4m)



Shower Room 5'7" x 7'3" (1.7m x 2.2m)

#### Ask About Our Smooth Move Package

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

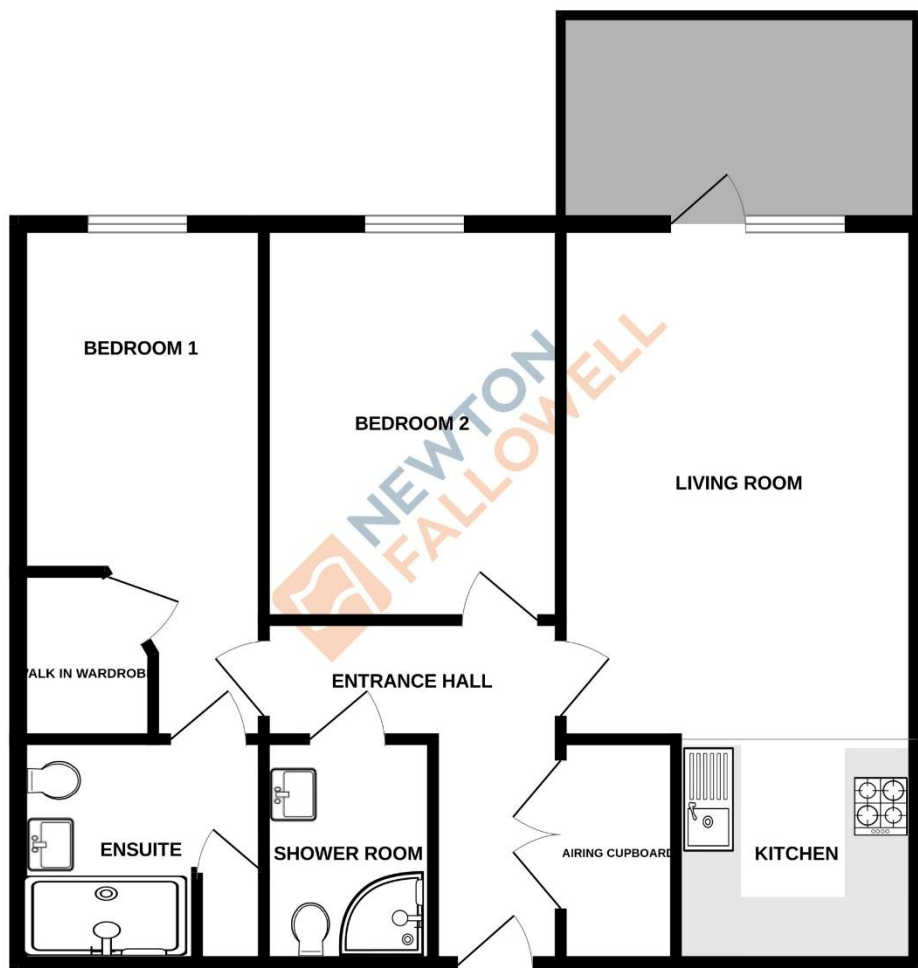








## GROUND FLOOR



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.  
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### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: X

### 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 £55 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.