



8 Blackstones Court St. Georges Avenue, Stamford
£1,350 pcm

 **NEWTON FALLOWELL**

8 Blackstones Court St. Georges Avenue

Stamford, Stamford

Set within a popular over 60's retirement development, this well-presented two bedroom ground floor apartment offers comfortable and convenient living, with the added benefit of direct access to the communal gardens.

The property comprises a spacious lounge/diner, fitted kitchen, two well-proportioned bedrooms and a three piece bathroom. Designed with ease of living in mind, the development also offers a warden control service, providing added reassurance for residents.

Residents can enjoy use of the welcoming communal lounge and beautifully maintained gardens, ideal for relaxing or socialising. The apartment is ideally located within easy reach of the town centre and a range of local amenities.

Available to rent now, this is an excellent opportunity to secure a well-positioned retirement apartment within a friendly and supportive community setting.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

14' 2" x 7' 2" (4.31m x 2.19m)

Living Room

23' 5" x 11' 1" (7.14m x 3.38m)

Kitchen

8' 11" x 5' 9" (2.72m x 1.75m)

Bedroom One

20' 6" x 9' 3" (6.25m x 2.81m)

Bedroom Two

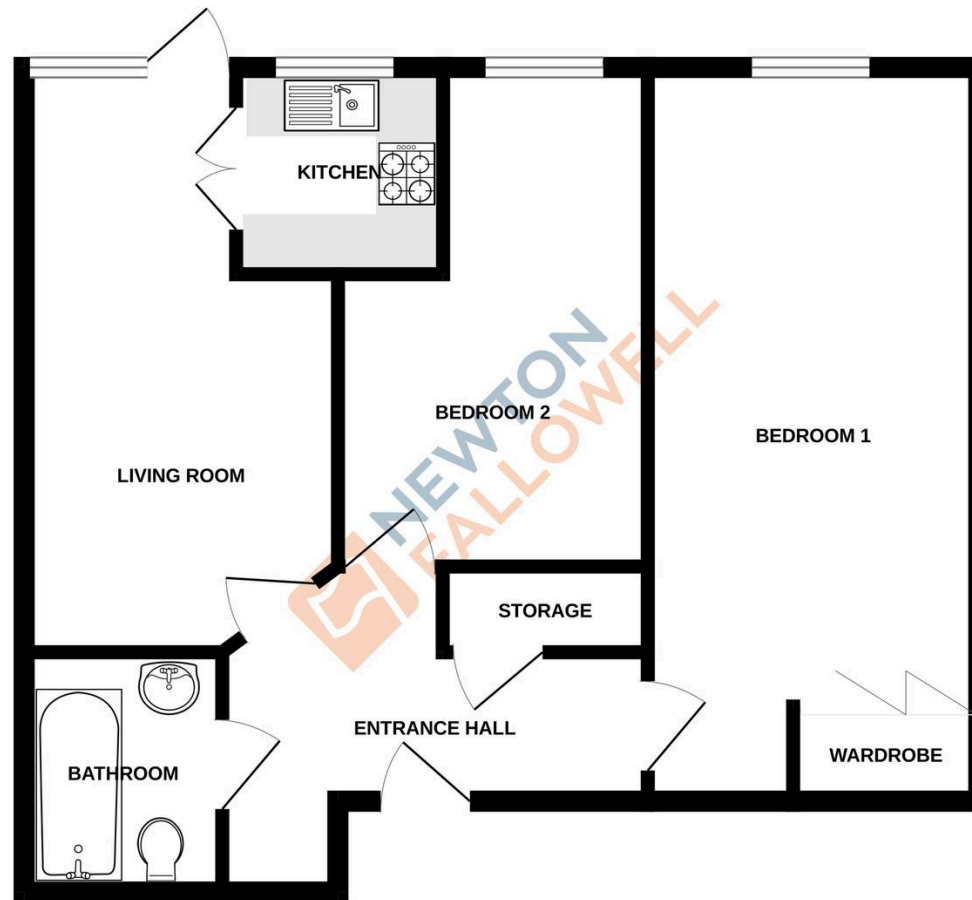
14' 0" x 8' 8" (4.26m x 2.63m)

Bathroom

6' 10" x 5' 7" (2.09m x 1.69m)



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 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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