



23 Barley Ridge Gardens, Priory Road
£385,000

 **NEWTON FALLOWELL**

Apartment 23 – Two Bedroom First Floor Retirement Apartment | Over 60s

Set within the highly desirable Barley Ridge Gardens development in the historic market town of Stamford, Apartment 23 offers generous, modern accommodation on the first floor, designed with comfort, independence and peace of mind in mind. Built by the award-winning McCarthy Stone, this development provides a relaxed and sociable environment for later life living.

Situated on the first floor, the apartment enjoys a bright, well-planned layout with a stylish fitted kitchen, a spacious living area and two versatile bedrooms. The south-west facing position allows for plenty of natural light throughout the day, creating a warm and inviting home. The property also benefits from energy-efficient systems and carefully considered safety features to make daily living simple and secure.

Residents can enjoy beautifully landscaped communal gardens and a welcoming residents' lounge, ideal for social gatherings, events or quiet afternoons with friends. Many of the apartments also feature private balcony or terrace areas, offering the perfect spot to relax outdoors.

The development is fully lift-serviced and includes a secure camera entry system, 24-hour emergency call points and the support of an on-site House Manager during office hours. A guest suite is also available for visiting friends or family.

Conveniently positioned within walking distance of Stamford town centre, the property is close to a wide range of shops, cafés, supermarkets, medical facilities and cultural attractions including the Corn Exchange Theatre and popular farmers' market. With countryside walks nearby, Barley Ridge Gardens truly combines town convenience with rural charm.

This is an excellent opportunity to enjoy a low-maintenance, independent lifestyle in one of Lincolnshire's most sought-after locations.

Shared ownership options available

75% £288,750.00 - no monthly rent

50% £192,500.00 - Rent £441.15pm

Council Tax band: TBD





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

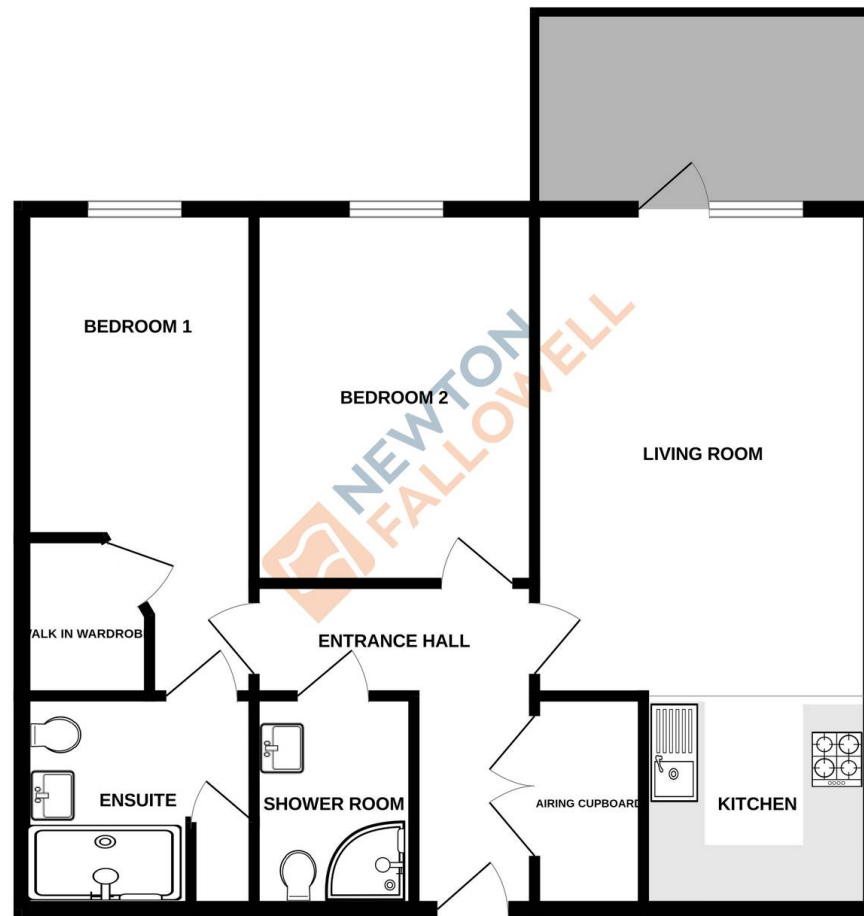
To make your move even easier, McCarthy & Stone offers a Smooth Move package, including a free specialist removals service, £2,500 towards estate agent fees, and £1,000 towards legal costs when using their recommended partners. Help with settling in, everything is designed to take the stress out of moving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