

25 Stukeley Court, Stamford, PE9 2NQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Modern stylish apartment in the sought-after area of St Martin's in the historic market town of Stamford, opposite Burghley Park, a short distance from the town centre. This purpose-built luxury Over 60s independent living apartment is finished to a high standard and is in fine decorative order.

With two double bedrooms, the apartment consists of a spacious entrance hall with storage cupboard leads into the Living Room with doors giving access to a balcony with views on to the beautifully maintained communal gardens and Stamford Town Centre.

The modern kitchen comes with built in Neff high level oven with hideaway door, Neff Microwave, Neff electric hob, Hotpoint Fridge/Freezer, and Bosch dishwasher.

There is a stylish shower room with walk-in shower in addition to a well appointed and spacious en-suite bathroom.

The heating and hot water system in the apartment is a highly efficient modern Gledhill Cylinder and Vent Axia system. There is underfloor heating throughout the apartment, with thermostats in every room.

The development itself benefits from reading rooms with IT on every floor, a large luxurious sitting room leading to the beautifully maintained garden with high quality furniture.

The apartment benefits from a sought after allocated parking space.

Offered for sale with no upward chain, viewing is highly recommend for this rarely available type of property.

(Image shows rear aspect of the apartment.)

Guide Price £385,000 Leasehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Rarely Available Two Bedroom Apartment with Balcony
- En-Suite Bathroom and Separate Shower Room
- Coummunal Gardens and Facilities
- Annual Service Charge £4,712.00 Annual Ground Rent £570
- No Upward Chain
- Sought after 60's Residential Development
- Living Room and Kitchen
- Allocated Parking Space Included
- EPC Rating B Council Tax Band C



ACCOMMODATION:

Entrance Hall

Living/Dining Room
6.15m x 3.23m (20'2 x 10'7)

Kitchen
2.41m x 2.24m (7'11 x 7'4)

Master Bedroom
5.05m x 2.92m (16'7 x 9'7)

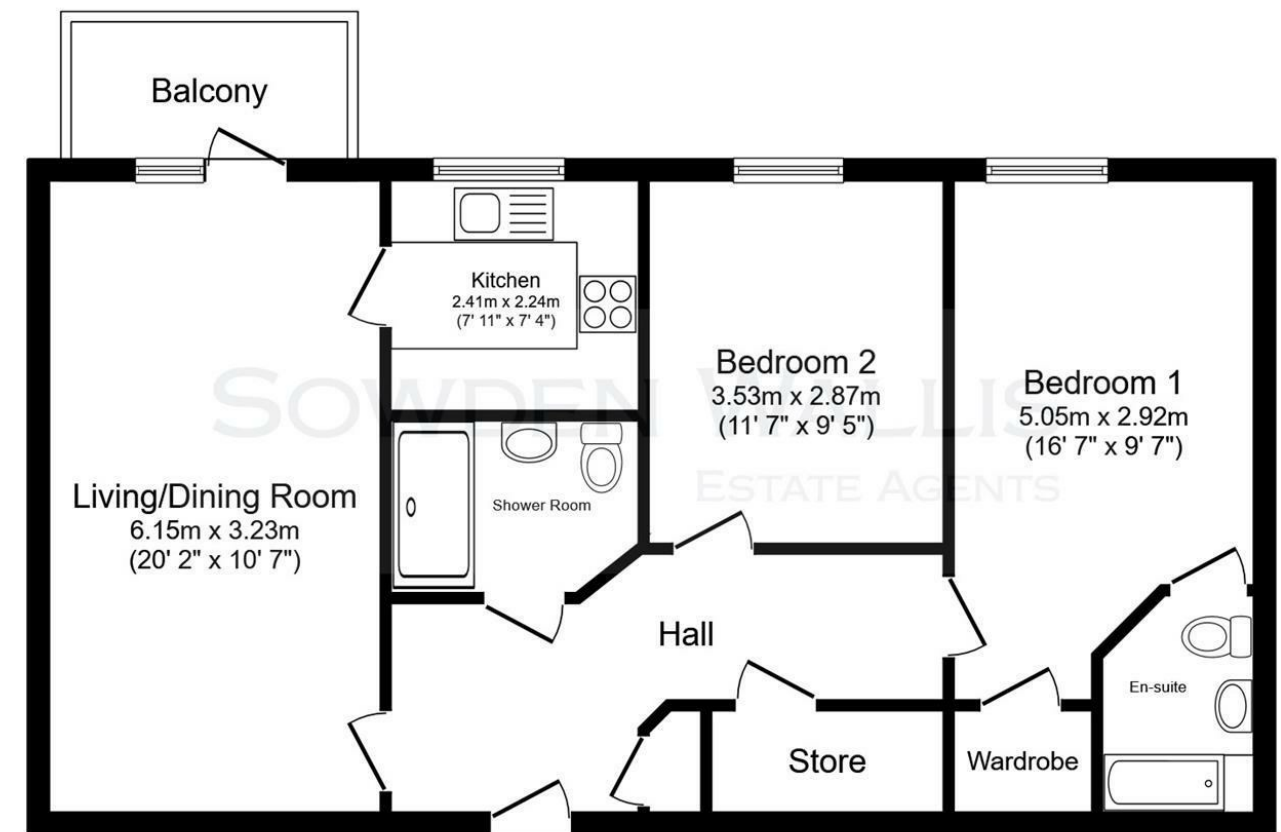
En-Suite Bathroom

Bedroom Two
3.45m x 2.87m (11'4 x 9'5)

Shower Room/WC

Agents Note

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io