

16 Blackstones Court, St. Georges Avenue,
Stamford, PE9 1UH

KNIGHT PARTNERSHIP

Welcome to

16 Blackstones Court

This beautifully presented ground floor apartment is situated in a popular over 60's development, conveniently positioned with easy access to shops & supermarkets and Stamford town centre.

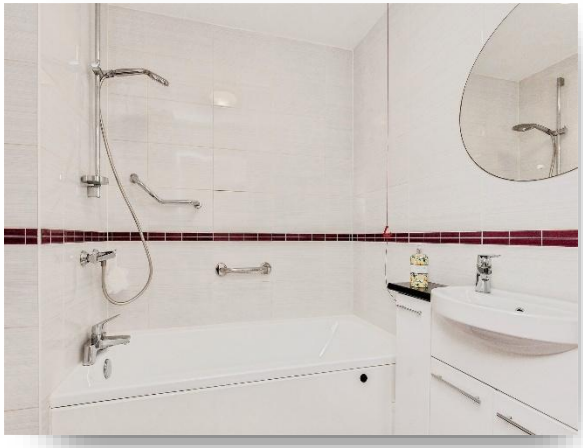


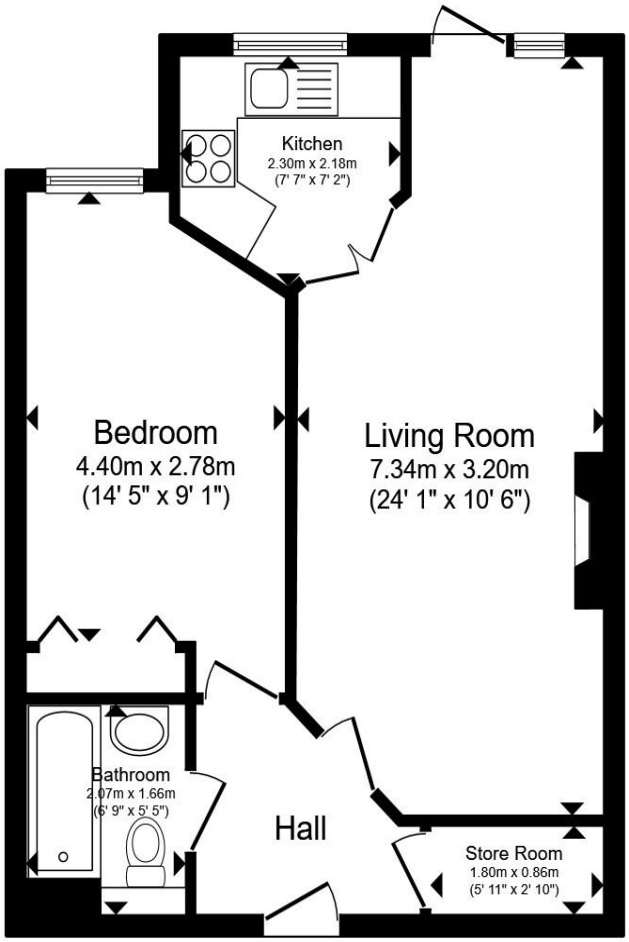












Total floor area 47.7 sq.m. (513 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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Hall

Lounge Dining Room
10' 7" x 23' 5" (3.23m x 7.14m)

Kitchen
7' 11" x 7' 6" (2.41m x 2.29m)

Bedroom
13' 7" x 9' 1" (4.14m x 2.77m)

Bathroom
5' 5" x 6' 9" (1.65m x 2.06m)

Agents Note

Welcome to

16 Blackstones Court

- Over 60's Development
- Close To Local Amenities
- Easy Access To The Town Centre
- Immaculately Presented Accommodation
- Modern Kitchen with Built-in NEFF Appliances
- Private Access Door From Car Park
- Communal Lounge, Laundry Room, Guest Accommodation, Gardens & Residents Parking

Tenure: Leasehold EPC Rating: C Council Tax Band: A
Service Charge: 3500.00
Ground Rent: 400.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000

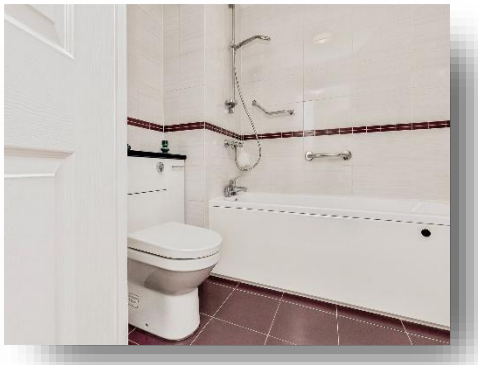
The apartment can be accessed via a private door and the accommodation briefly comprises: Entrance hall with airing cupboard and storage cupboard, and a lounge dining room with glazed door giving access out to the car park and a patio. The kitchen is fitted with a range of modern units with a NEFF integrated oven, microwave and induction hob, and a fridge freezer. The bedroom has built-in wardrobes, and the bathroom is fitted with a white suite, with shower over the bath.

The development benefits from communal gardens and lounge, laundry room facilities, guest accommodation and residents parking.

Offered for sale with no onward chain.









Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman

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Property Ref:
SMD105581 - 0003