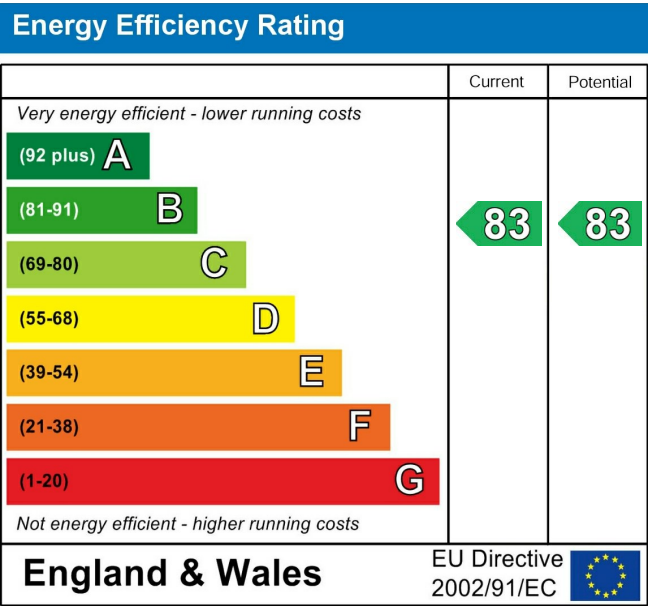
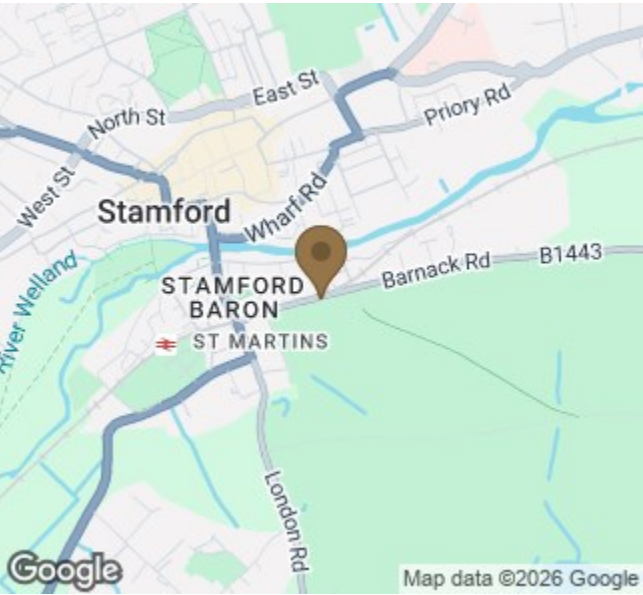
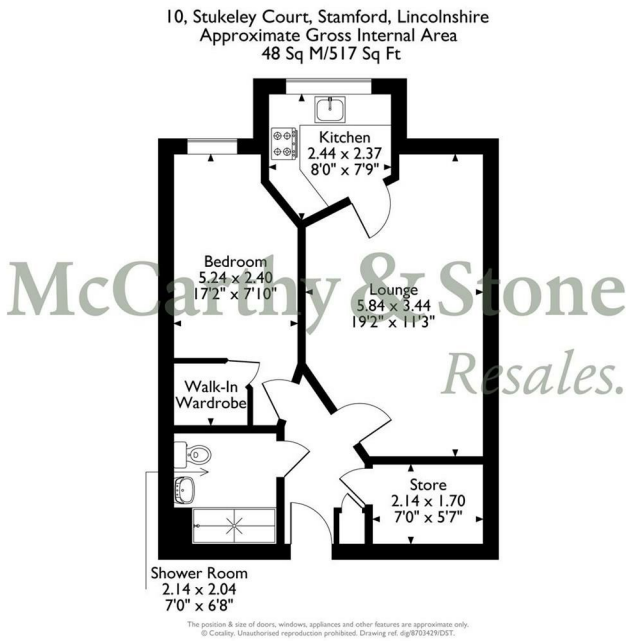




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



10 Stukeley Court

Barnack Road, Stamford, PE9 2NQ

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Stukeley Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £245,000
Leasehold

☎ 0345 556 4104
✉ resales@mccarthyandstone.co.uk
🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor with patio area
- Modern kitchen with built in appliances
- Bright and airy bedroom with fitted wardrobes
- Contemporary shower room
- Close to the beautiful town centre of Stamford
- House Manager & 24-Hour emergency call system
- Communal Lounge
- Landscaped Gardens
- Guest Suite
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

10 Stukeley Court, Stamford

 1 |  1 | Asking price £245,000

Stukeley Court

Stukeley Court is a McCarthy & Stone Retirement Living development specifically designed for those over 60. It has a collection of 35 one and two bedroom apartments, located in the town of Stamford. Stukeley Court provides the benefit of owning your own home, free from worries about external maintenance whilst having support from our on-site House Manager, if you need help with all things communal. Stamford has a train station for trips further afield.

Stukeley Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things communal and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). The development has a lift to all floors.

Local Area

The picturesque, historic town of Stamford boasts 17th & 18th - century stone buildings as well as older timber-framed buildings and 5 medieval parish churches. There's plenty to do locally with bars, cafes and restaurants to cater for all tastes and requirements. You will find M&S foodstore, Waitrose, Morrisons supermarkets as well as a wide range of local stores and independent shops and boutiques. For days out a visit to Burghley House and Gardens, England's greatest Elizabethan House is a must, where they hold events throughout the year. Rutland Water is within driving distance. Great roadlinks to the A1 and A43, local bus and train services make getting out and about easy.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the

24-hour emergency response pull cord system is situated in the hall. The apartment benefits from an Intercom and door entry system. From the hallway there is a door to a utility and storage cupboard with built in washer/drier and Ventaxia air filtration system. Underfloor heating runs throughout the apartment with wall mounted thermostat controls in each room. Doors lead to the lounge, bedroom and shower room.

Lounge

This beautifully presented lounge offers a generous and versatile living space, with ample room for both relaxing and dining. French doors open onto a sheltered patio area, providing direct access to the car parking. The room benefits from Sky/Sky+ connectivity, TV and telephone points, two ceiling light fittings, and raised electrical sockets. A partially glazed door provides access to the separate kitchen.

Kitchen

The fully fitted kitchen features a contemporary range of low level and eye level units and drawers, complemented by roll top work surfaces with matching upstands. A stainless steel sink with drainer and mono lever tap is positioned beneath the window, complete with a fitted blind. Integrated appliances include a waist height electric oven, microwave, four ringed ceramic hob with glass splash back, extractor hood, and fridge/freezer. The kitchen is further enhanced by ceiling and under cabinet lighting.

Bedroom

A spacious double bedroom featuring a double glazed window, allowing plenty of natural light to fill the room. A door leads to a walk in wardrobe, complete with hanging rails and shelving, providing excellent storage. Further features include TV and telephone points, a ceiling light fitting, and raised electrical sockets.

Shower Room

Fully fitted suite comprising of a double walk-in shower with glass screen and grab rail, vanity unit containing hand basin and illuminated mirror above, WC. Half height wall tiling and floor tiles. Chrome heated towel rail. Ceiling spot lights.

Utility Cupboard

A spacious utility cupboard that has space for extra storage.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance
- The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,424.96 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to!

Lease Information

Lease : 999 Years from 1st June 2015

Ground rent: £425 per annum

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information speak with our Property Consultant today.

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

