



26 Stukeley Court, Barnack Road, 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	

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.

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 excellent decorative order. It comes with a modern kitchen 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 and heated mirror, as well as under sink storage. The apartment has a Juliet balcony with views across Stamford and its churches.

Accommodation: entrance hall with storage cupboard containing Neff washer/dryer, sitting room with electric remote-controlled fire and stone mantelpiece, Juliet balcony, kitchen, bedroom with sliding door fitted wardrobes, and shower room.

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.

No Chain
Asking price £199,995 Leasehold

- Luxury Over 60s independent living development
- Close to Stamford town centre
- Walk-in shower
- Hotpoint fridge-freezer and Bosch dishwasher
- Beautiful communal garden with high quality furniture
- Opposite Burghley Park
- One bedroom apartment
- NEFF oven, electric hob, microwave and washer/dryer
- Lift to all floors
- Managed guest room with en-suite, NO CHAIN, EPC -C



ACCOMMODATION:

Entrance Hall

Sitting Room

5.23m x 3.43m (17'2 x 11'3)

Kitchen

2.39m x 2.18m (7'10 x 7'2)

Bedroom

4.75m into fitted wardrobe x 2.90m (15'7 into fitted wardrobe x 9'6)

Shower Room

2.67m x 1.70m (8'9 x 5'7)

FLOOR PLAN:



SOWDEN WALLIS
ESTATE AGENTS

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.