

## 31 Blackstones Court St Georges Avenue, Stamford, PE9 1UH

One-Bedroom First Floor Retirement Apartment With Garden Views– with Communal Facilities & No Chain redecorated and refreshed by the current owners.

Set within a popular over 60's retirement development, this well-maintained one-bedroom first floor apartment offers comfortable and convenient living, with the benefit of communal spaces and excellent access to local amenities.

The apartment features a generous lounge/diner, a fitted kitchen, a double bedroom, and a modern shower room. Designed with ease of living in mind, the development also benefits from a lift to all floors and a dedicated warden control service for added peace of mind.

Residents enjoy access to a welcoming communal lounge and attractive gardens, providing opportunities for socialising and relaxation. The property is also ideally situated within easy reach of the town centre and a range of local amenities.

Offered to the market with no onward chain, this is an excellent opportunity to secure a well-positioned retirement home in a supportive and friendly community setting.

(Photos show the rear of the block of apartments)

**Asking Price £85,000 Leasehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- Refurbished Over 60's Apartment with Garden Views
- Easy Access to the town centre and local amenities
- Fitted Kitchen
- Established Communal Gardens and Communal Lounge
- Management Charge - £3,389.14 Ground Rent -£800.13

- One Double Bedroom
- Shower Room
- Electric Heating
- Council Tax Band A EPC Rating B
- No Upward Chain



#### ACCOMMODATION:

**Entrance Hall**

**Lounge/Dining Room**  
5.38m x 3.40m (17'8 x 11'2 )

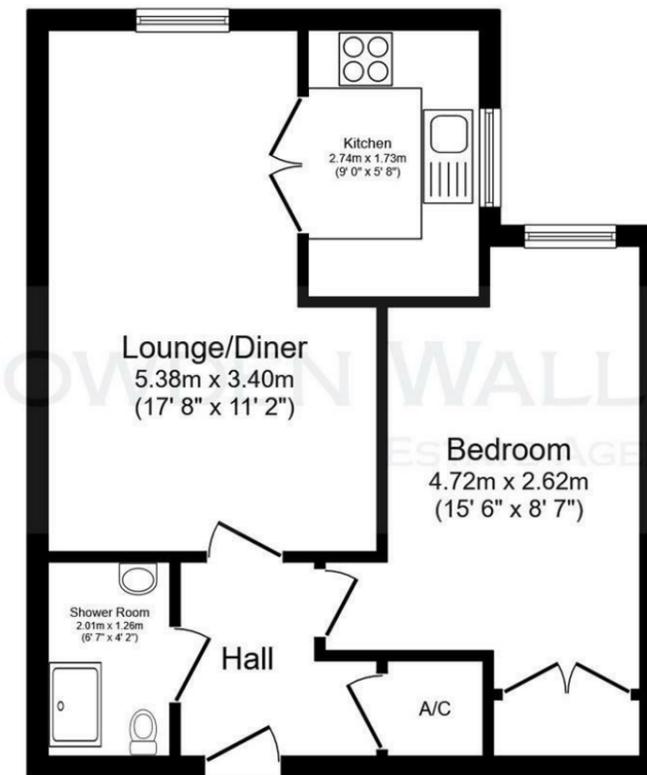
**Kitchen**  
2.74m x 1.73m (9'0 x 5'8)

**Double Bedroom**  
4.72m x 2.62m (15'6 x 8'7 )

**Shower Room**

**Store Room**

#### 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](http://www.Propertybox.io)