



30 Newcomb Court, Stamford, Lincolnshire, PE9 1DW

| 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 | | | |
| England & Wales | | 79 | 80 |
| 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 | | | |

This one bedroom over 60's apartment is located close to the town centre and comes with a refurbished shower room and a good sized bedroom. The property is located on the first floor and comes with views to the side of the development and can be accessed via the lift or staircase.

The accommodation comprises: - Entrance hall, sitting room, kitchen, bedroom, shower room and store cupboard. There are electric radiators, hob and hot water tank, along with double glazed windows and secure access.

There is a communal laundry room, sitting room and gardens, along with a guest suite, visitor and non-allocated resident parking, as well as a Development Manager.

NO CHAIN

Asking price £75,000 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.

- One bedroom apartment
- First floor with lift and stairs access
- Communal lounge, laundry room and gardens
- One bedroom with fitted wardrobe
- NO CHAIN, Council Tax Band - A

- Over 60's development
- Electric heating, EPC - C
- Development manager
- Close to the town centre
- Management Chare - £1753.78 PA & Ground Rent - £235.20PA



ACCOMMODATION:

Entrance Hall

Sitting Room

5.13m x 3.25m (16'10 x 10'8)

Bedroom One

3.68m x 2.64m (12'1 x 8'8)

Shower Room

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

FLOOR PLAN:



Floor Plan

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