

24 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 | 76 | 78 |
| (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.

Offered for sale with NO CHAIN, this one-bedroom retirement apartment for the over 60s is conveniently positioned close to the town centre and occupies a first-floor setting within a well-managed development.

The apartment is accessed via either a lift or staircase and enjoys pleasant side views across the development. Internally, the accommodation includes an entrance hall with useful storage cupboard, a comfortable sitting room, a fitted kitchen, a good-sized double bedroom, and a refurbished shower room finished to a modern standard.

Additional features include double glazed windows, electric heating, and a secure entry system, providing both comfort and peace of mind.

Residents benefit from a range of communal facilities, including a shared lounge, communal laundry room, and well-maintained gardens, along with a guest suite for visiting friends or family. There is visitor and non-allocated resident parking available, and the development is overseen by a Development Manager.

Ideally located for easy access to local shops, amenities, and public transport, this well-presented retirement apartment represents an excellent opportunity for independent living, offered with the added advantage of NO CHAIN.

Asking Price £110,000 Leasehold

- Over 60's Apartment
- Finished to a high standard
- Electric heating
- Warden controlled
- Maintenance Charge - £2,654.00 pa, Ground Rent - £522.00
- NO CHAIN



- Close to the town centre
- Modern kitchen & shower room
- One double bedroom with fitted wardrobe
- Non-allocated resident & visitor parking

ACCOMMODATION:

Entrance Hall
3.51m x 0.94m (11'6 x 3'1)

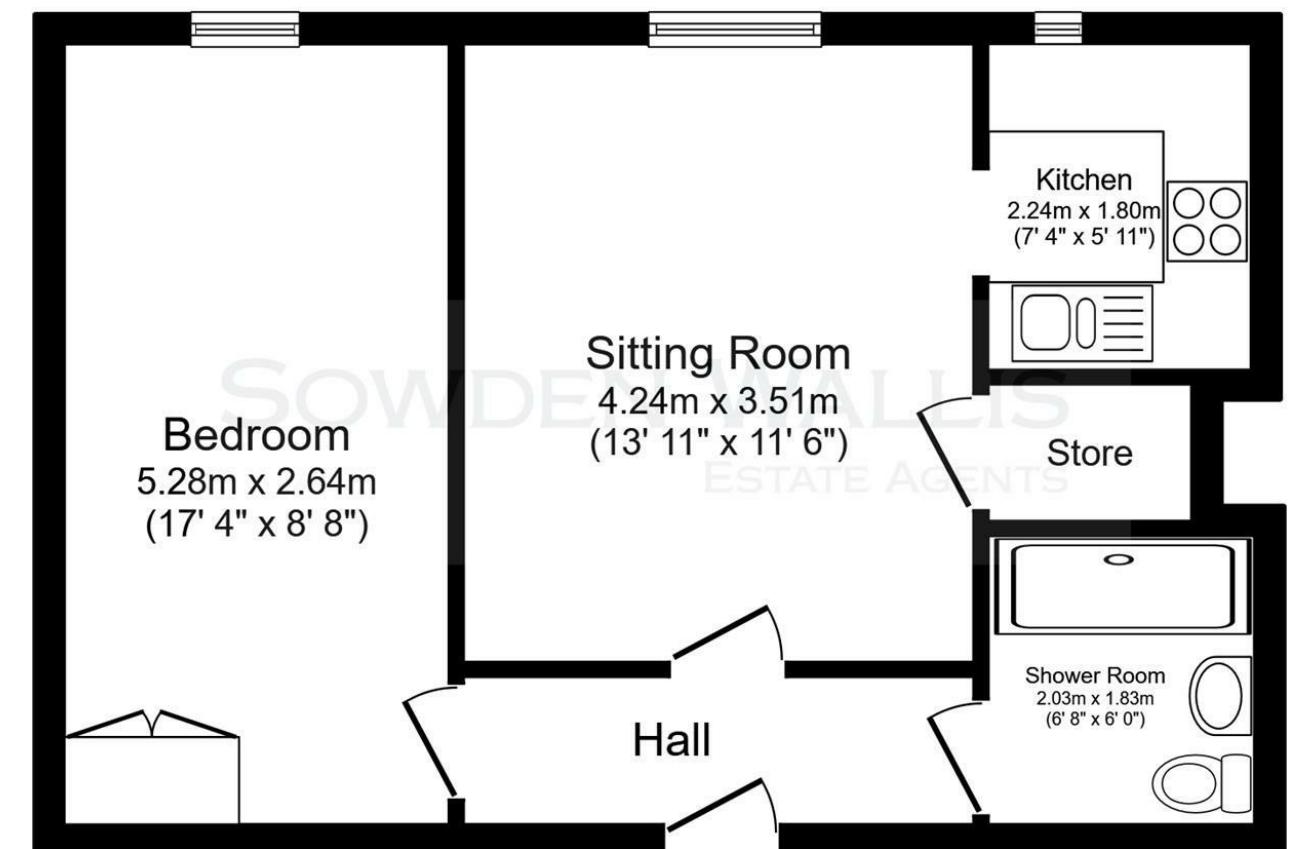
Sitting Room
4.37m x 3.61m (14'4 x 11'10)

Kitchen
2.24m x 1.80m (7'4 x 5'11)

Shower Room
2.03m x 1.83m (6'8 x 6')

Store Cupboard
1.40m x 0.94m (4'7 x 3'1)

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