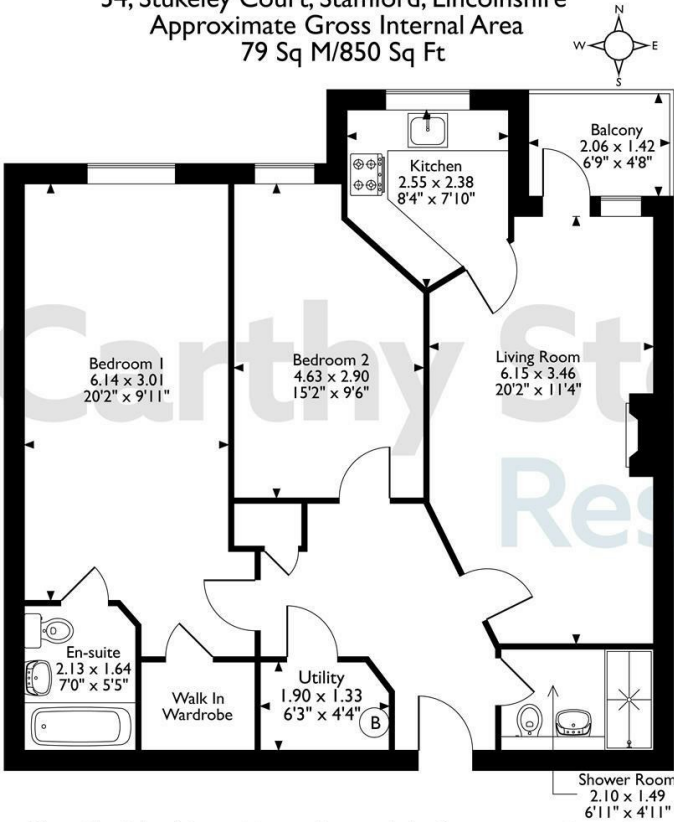
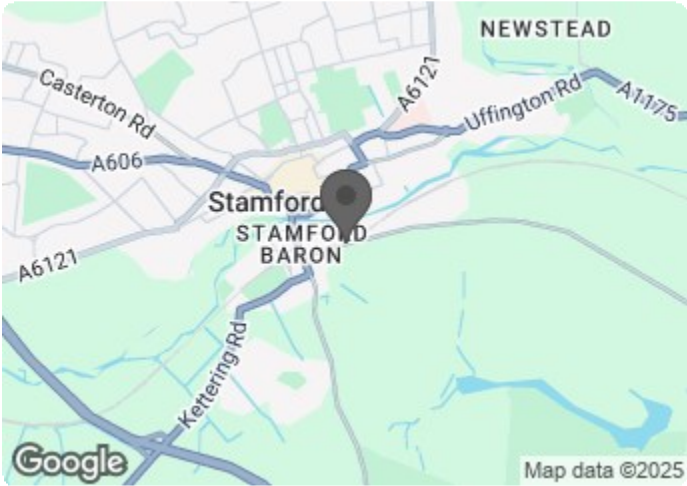


34, Stukeley Court, Stamford, Lincolnshire  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8645771/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 34 Stukeley Court

Stukeley Court, Stamford, PE9 2NQ



**Price £365,000 Leasehold**

A BEAUTIFULLY PRESENTED two bedroomed retirement apartment. This stunning apartment is located on the top floor and boasts direct access to a WALK-OUT BALCONY from the lounge, allowing you to enjoy the views of the well maintained communal gardens. \*EARLY VIEWINGS ADVISED\*

**Call us on 0345 556 4104 to find out more.**



# Stukeley Court, Barnack Road, Stamford

## 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 anything. For those who enjoy a day trip, the development is conveniently placed just half a mile from Stamford train station.

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 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 with friends and family. 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).

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

## 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. Great road links to the A1 and A43, local bus and train services make getting out and about easy.

We are pleased to offer to the market this well presented, two bedroom apartment benefitting from a spacious lounge with a private balcony. The apartment includes an allocated parking space in the private car park.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and guest shower room.

## Living Room

A beautifully presented and spacious living room benefitting from a large window and door leading to a walk-out balcony. There's ample room for a dining table. Raised electric sockets, Sky/Sky+, TV and telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and up stand,. Stainless steel sink with mono lever tap and drainer. Eye level oven, built in microwave, dishwasher, ceramic hob, cooker hood and integral fridge/freezer, dishwasher.

## Master Bedroom

Bright and airy double bedroom with a double glazed window. TV & telephone points, raised sockets. Spacious walk-in wardrobe providing hanging rails and shelving. There is also a spacious en-suite with a shower seat.

## Ensuite Bath/shower room

Fully fitted comprising; bath with shower over and screen, vanity unit containing hand basin and illuminated mirror above, WC. Half height wall tiling and floor tiles. Chrome heated towel rail. Ceiling spot lights.

## Bedroom Two

Bright and airy double bedroom with a double glazed window. TV & telephone points, raised sockets.



# 2 bed | £365,000

## Guest Shower Room

Modern suite comprising; double shower cubicle with folding doors, vanity unit with wash basin and mirror fronted cabinet over, chrome heated towel rail, WC. Half t=height wall tiling, floor tiling, ceiling spotlights.

## Car Parking

The apartment comes with an allocated parking space.

## 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £4,548.78 for financial year ending 30th September 2025

## Lease Information

Lease: 999 Years from 1st June 2015  
Ground rent: £495 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 that can assist with service charges or living costs.
- 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

