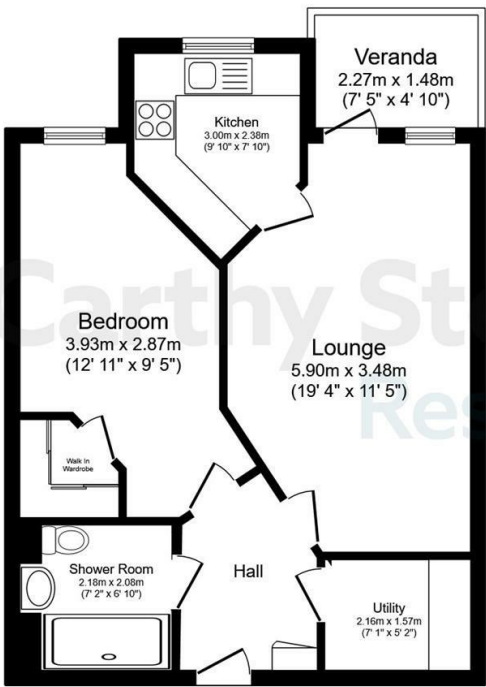


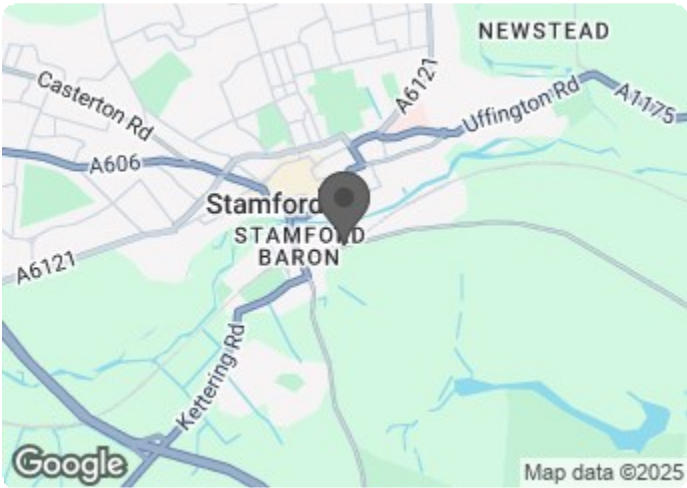
9 Stukeley Court

Barnack Road, Stamford, PE9 2NQ



Total floor area 51.6 m² (556 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](#)

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	



Asking price £237,000 Leasehold

Beautifully presented one bedroom GROUND FLOOR apartment with direct access to a PATIO AREA within a popular MCCARTHY STONE retirement living development. Stukeley Court offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place. ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



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 all things communal. Stamford has a train station for trips further afield.

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 communal 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. 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). The development has a lift to all floors.

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. Rutland Water is within driving distance. Great roadlinks to the A1 and A43, local bus and train services make getting out and about easy.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. The apartment benefits from an Intercom and door entry system. From the hallway there is a door to a utility and storage cupboard with built in washer/drier and Ventaxia air filtration system. Illuminated light switches, smoke detector. Underfloor heating runs

throughout the apartment with wall mounted thermostat controls in each room. Doors lead to the lounge, bedroom and shower room.

Lounge

A beautifully presented lounge with the benefit of a French door leading onto a sheltered patio with outlook towards the side elevation. The room offers enough space for dining. Sky/Sky+, TV and telephone points, two ceiling lights and raised electric sockets. 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 upstand. Stainless steel sink with mono lever tap and drainer sits below the window with blind. Waist height NEFF oven with space above for a microwave, four ring ceramic hob with glass splash back and extractor hood. Integral fridge/freezer. Ceiling and under cabinet lighting.

Bedroom

Spacious double bedroom with window providing outlook to the side elevation. Door leading to a walk in wardrobe with hanging rails and shelving. TV and telephone points, ceiling light and raised electric sockets

Shower Room

Fully fitted suite comprising of a double walk-in shower with glass screen and grab rail, vanity unit containing hand basin and illuminated mirror above, WC. Half height wall tiling and floor tiles. Chrome heated towel rail. Ceiling spot lights.

Utility Cupboard

A spacious utility cupboard that has space for extra storage.

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, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,032.52 per annum (for financial year end

1 Bed | £237,000

30/09/2025). Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

Lease : 999 Years from 1st June 2015
Ground rent: £425 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

