



**42 Blackstones Court St. Georges Avenue, Stamford, Lincolnshire, PE9
1UH**



Chartered Surveyors & Estate Agents

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42 Blackstones Court St. Georges Avenue, Stamford, Lincolnshire, PE9 1UH

Tenure: Leasehold

Council Tax Band: A (South Kesteven)



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DESCRIPTION

A one bedroom second floor apartment situated on a popular retirement development within walking distance of Stamford town centre and its many amenities.

Blackstones Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 57 properties arranged over three floors, each served by lift. The complex benefits from residents' lounge, shared facilities in a laundry room, communal gardens and parking. There is a bus stop within a five minute walk from the complex with services to destinations like Peterborough.

No 42 Blackstones Court is located on the second floor and can be accessed either via staircase or lift.

The accommodation on offer briefly comprises: Entrance Hall, Sitting Room, Kitchen, Bedroom and Shower Room.

Please note that it is a condition of purchase that residents be over the age of 60 years, or, in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Tenure: Leasehold
Managing Agent: First Port
Lease: 102 years of 125 year lease remaining
Lease commenced on 01/06/2002
Ground Rent: £350.00 per annum (2022) payable

half-yearly
Service Charge: £3,389.14 per annum payable half-yearly in instalments of £1,694.57
Management Fee: £290.00 per annum payable half-yearly in instalments of £145.00

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

Stairs and lifts to upper storeys.

SECOND FLOOR

Entrance Hall 2.36m x 2.08m (7'9" x 6'10")

Entrance door, fitted linen cupboard housing hot water cylinder and shelving.

Sitting Room 3.30m x 6.12m (10'10" x 20'1")

Elegant, feature fireplace, electric storage heater, coving to ceiling, window, double doors leading to Kitchen.

Kitchen 2.31m x 2.21m (7'7" x 7'3")

Range of fitted units incorporating grey granite effect work surfaces with tiled splashbacks, inset sink unit, timber effect floor and wall mounted units, inset four ring ceramic electric hob with extractor hood above and built-in electric oven. There are two under-counter appliances spaces.

Electric Dimplex heater, spotlighting, coving to ceiling, window.

Bedroom 4.78m max x 2.74m max (15'8" max x 9'0" max)

Fitted wardrobe with mirrored front, electric heater, coving to ceiling, window.

Shower Room 1.68m x 2.06m (5'6" x 6'9")

White suite comprising low level WC, hand basin set in vanity unit with storage beneath and corner shower cubicle.

Mermaid boarding to walls, coving to ceiling, spotlighting.

OUTSIDE



Communal Gardens

Attractively landscaped to feature shaped lawns, a wide variety of trees, shrubs and bushes and seating areas.

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Parking

There is parking for residents within the complex.

SERVICES

- Mains electricity
- Mains water supply
- Mains sewerage
- Electric storage heaters

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
Three - good outdoor and in-home
O2 - variable outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

STAMFORD

Voted as the No.1 place to live in Britain in 2013, Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland.

Within the town there is a host of lovely buildings, all of which capture the charm and elegance of the area as a whole. Shopping facilities in Stamford are very good, within the centre shops cater for almost every

need, and there are three supermarkets and a produce street market every Friday.

For commuters, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

COUNCIL TAX

Band A
South Kesteven District Council, Telephone 01476 406080.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this

property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or

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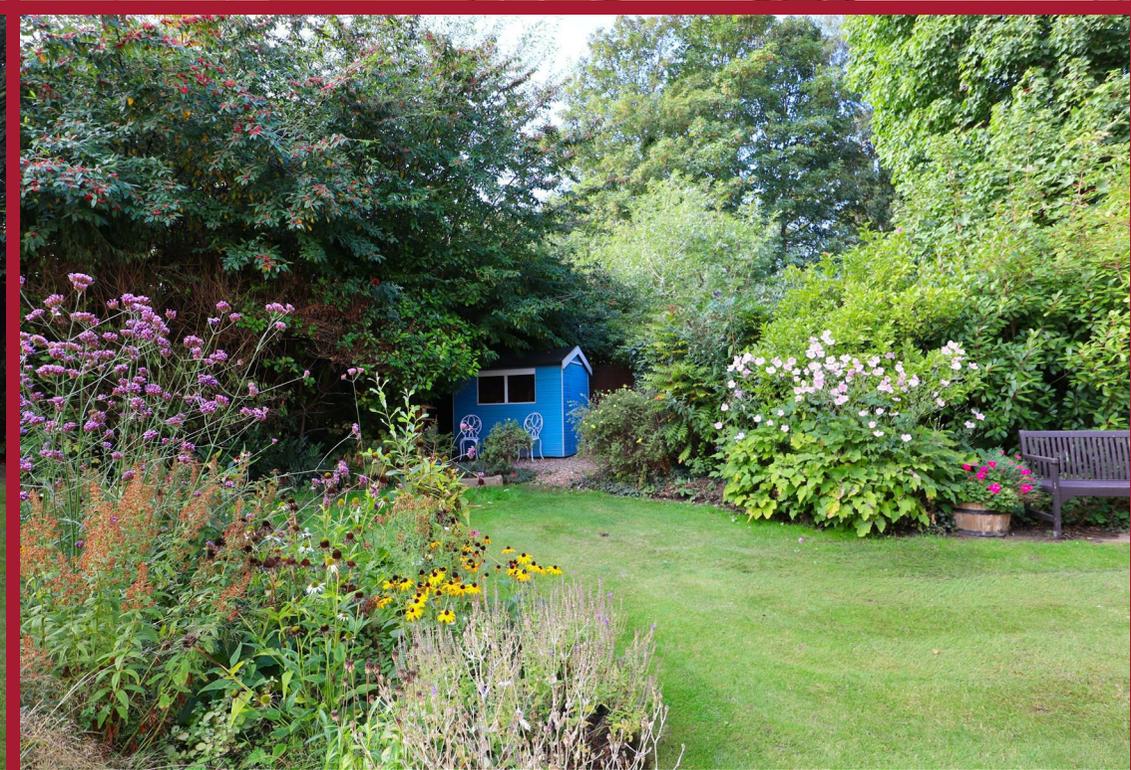
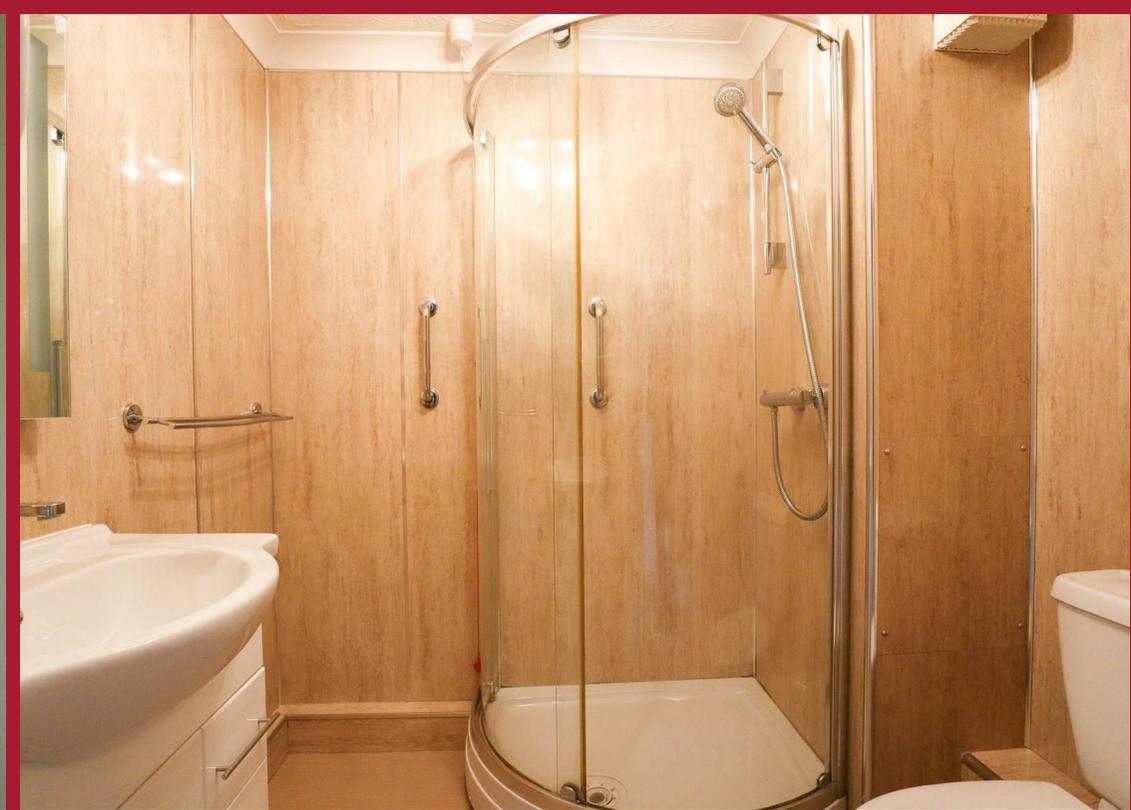
lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	