

Property Consultants

RESIDENTIAL
COMMERCIAL
SURVEYS
BUILDING LAND
VALUATIONS



*10 Newcomb Court
Stamford
Lincs
PE9 1DW*

OFFERS OVER: £80,000 Leasehold



DESCRIPTION: One bedroomed retirement property situated on the ground floor of a popular McCarthy & Stone development located close to the town centre. The property consist of a spacious lounge diner, fully fitted kitchen, double bedroom with built in wardrobes, bathroom with shower over the bath, double glazing, residents' car park, spacious residents' lounge, Laundry Room, Visitors' flat, house manager, comprehensive maintenance package to ensure carefree living. Carpets included.

4 Ironmonger Street • Stamford • Lincs • PE9 1PL Paul Johnson F.N.A.E.A.



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LOCATION: The development is set well back from Scotgate close to the Town Centre.

AMENITIES: There is an active Residents' Association which organises coffee mornings, activities, outings, etc. Supermarket nearby. Further shopping and leisure facilities, bus and railway stations in Town Centre.

ACCOMMODATION:

GROUND FLOOR:

Hall: Entry phone.

Lounge: 3.58m x 4.42m (11'9" x 14'6")

Economy 7 heater with shelf over. Adam style fireplace. UPVC double glazed door to front garden. TV & telephone point. Walk in airing cupboard with hot water tank and electric consumer unit.

Kitchen: 1.83m x 2.24m (6' x 7'4")

Range of units to 3 walls. Stainless steel sink. Space for fridge freezer. Electric oven & hob with extractor hood over.

Bedroom: 2.64m x 5.31m (8'8" x 17'5")

Built in wardrobe with folding mirrored doors. Economy 7 Heater. TV point. UPVC double glazed window.

Bathroom:

Ivory tinted suite comprising panelled bath, pedestal basin and WC. Heated towel rail. Fully tiled walls. Wall mirror with strip light. Electric shower over bath.

OUTSIDE: Communal gardens and parking area.

SERVICES: Mains water, drainage and electricity are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

CENTRAL HEATING: Economy 7 storage heaters.

DOUBLE GLAZING: UPVC Double Glazing.

COUNCIL TAX: Band A £957.90 (2009/2010) payable to South Kesteven District Council

SERVICE CHARGE: There is a service charge of payable six monthly, which covers the services of the Resident Warden, use of lounge and laundry facilities, water rates, buildings insurance, gardener, outside maintenance, maintenance and heating, etc of communal areas, window cleaner, etc.

LEASE: 125 year lease from 1989. Ground rent £112.50 every six months.

Service Charge: Charge for 2009 was £606.95 every six months.

Paid 1st September till 1st March.

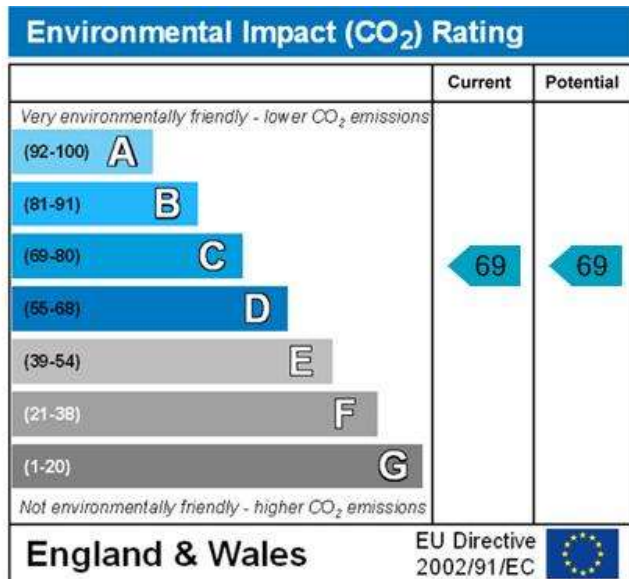
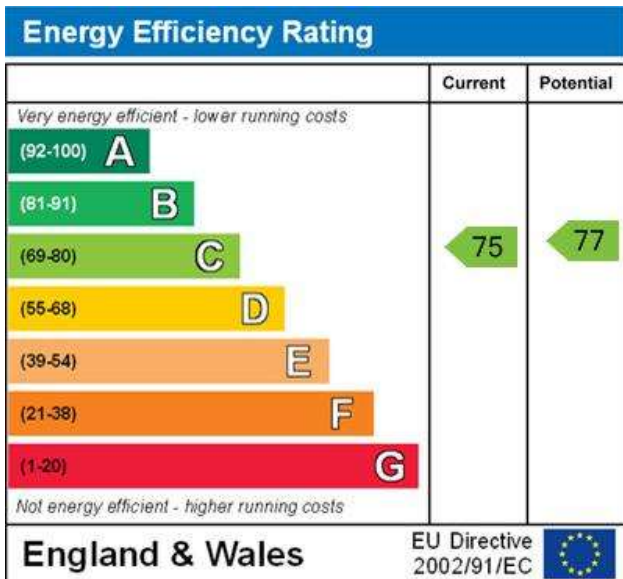
DIRECTIONS: From Red Lion Square head west along Scotgate. Cross over the traffic lights and turn right just after the petrol station into Newcomb Court.

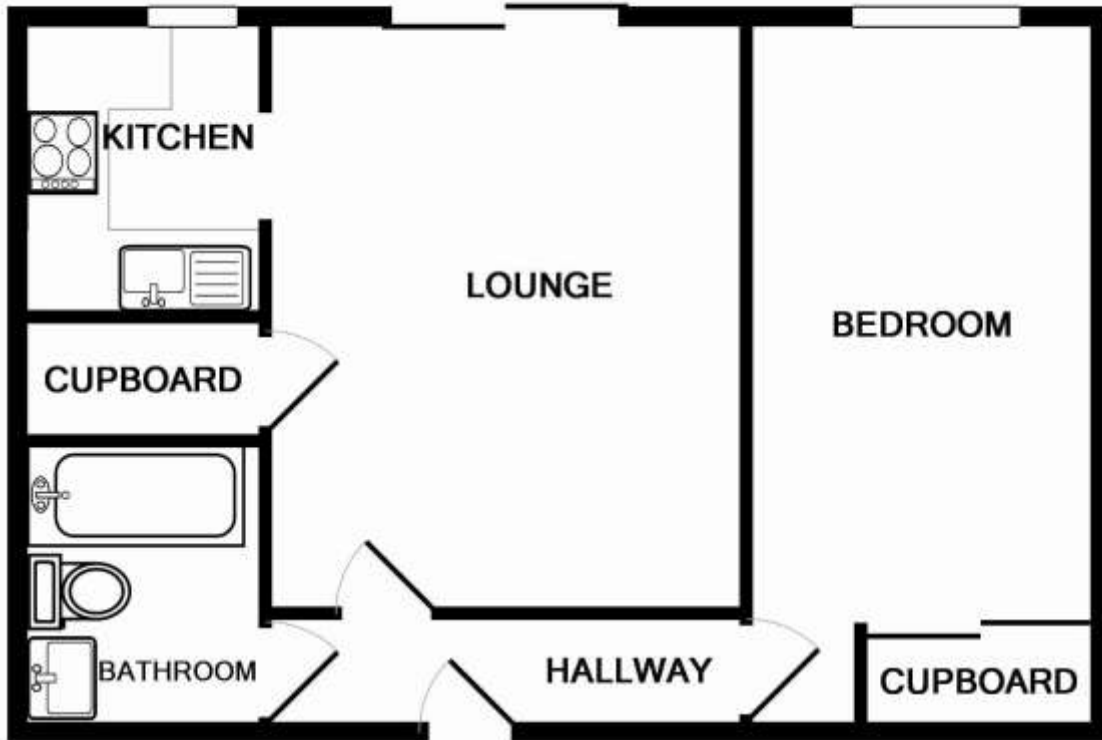
INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 2412

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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