

*22 Blackstones Court
Stamford
Lincs
PE9 1UH*

PRICE: £84,950 Leasehold



DESCRIPTION: First floor apartment situated at the rear of this popular development overlooking the well-kept gardens. Spacious lounge, fitted kitchen with oven and hob, 1 double bedroom, bathroom with bath and shower.

LOCATION: Located on a small retirement development off Ryhall Road, close to the retail park, opposite the Sub Post Office and convenient for rear access to Morrisons' Superstore via pelican crossing. Only a short walk or taxi ride to town centre, close to Doctors' Surgery and Hospital.

ACCOMMODATION:**FIRST FLOOR:**

Hall: Deep shelved cupboard, electric consumer unit. Hot water cylinder. Meter cupboard. Smoke alarm.

Lounge: (10'9" x 10'0")

Georgian style fireplace with Dimplex electric coal effect fire. Economy 7 heater. Telephone point. TV point. View over rear garden. Double doors to:

Kitchen: (10'0" x 7'1")

Fitted worktops to 3 walls, base and wall units and integrated Electrolux electric oven and ceramic hob, extractor fan over. Dimplex electric heater. Stainless steel sink. Space for fridge.

Bathroom: (5'7" x 6'10")

Ivory tinted suite comprising panelled bath with shower and shower screen, Vanity unit, WC. Fully tiled walls. Dimplex electric heater. Mirror and shever light.

Bedroom: (9'1" x 15'6")

Economy 7 Heater. Telephone point. TV point. Built in double wardrobe with clothes rail and shelf.

OUTSIDE: Well maintained gardens with lawns and well-stocked beds, bench seats etc. Residents parking area.

LEASE: 125 year lease from June 2002.

SERVICE CHARGE: £148.01 per month.

GROUND RENT: £350 per annum.

The comprehensive service agreement includes garden maintenance, window cleaning, buildings insurance, water rates, cleaning and maintenance of communal areas, support from house manager, use of residents' lounge, free use of laundry facilities (washers and driers), etc.

SERVICES: Mains electric, water and drainage 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 Heaters

DOUBLE GLAZING: UPVC double glazing

TELEPHONE POINTS: Lounge, Bedroom

COUNCIL TAX: Band A (2010/2011) £957.90 payable to South Kesteven District Council.

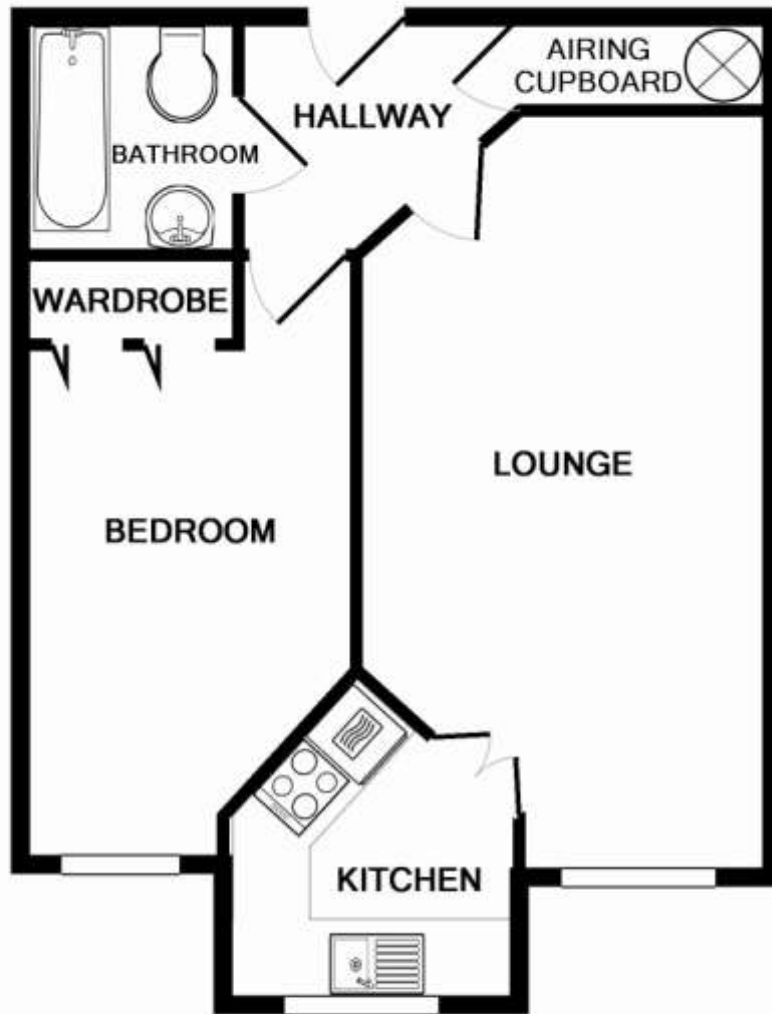
DIRECTIONS: From Red Lion Square head east along Red Lion Street, Broad Street and Star Lane turning left onto St Paul's Street. Continue through the traffic lights then bear left at the mini-roundabout. Take the second left into St George's Avenue and continue through to Blackstones Court.

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. 2903 15062010

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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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