

*22 Newcomb Court
Stamford
Lincs
PE9 1DW*

PRICE: £82,500 LEASEHOLD



DESCRIPTION: One bedroom retirement property situated on the 1st floor of this popular McCarthy & Stone development located close to the town centre. There is a discreet front entrance at ground floor level. The property consist of a spacious lounge diner, fitted kitchen, double bedroom with built in wardrobe, bathroom with shower over the bath, and has the benefit of UPVC double glazing throughout. Residents enjoy residents' car park, spacious residents' lounge, laundry room, visitors' flat, house manager, and a comprehensive maintenance package to ensure carefree living.

LOCATION: The development is set well back from Scotgate close to the Town Centre, only a short walk from the High Street shops and services.

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

ACCOMMODATION:

GROUND FLOOR: Entrance to flats and residents' lounge. Lift to first and second floors. Discreet entrance to front, access via staircase.

FIRST FLOOR

Hall: Entry phone. Airing cupboard with lagged hot water cylinder. Electricity consumer unit. Access to loft.

Lounge: 3.2m x 4.7m (10'6" x 15'5")

White marble fireplace with electric fire. Economy 7 heater. TV point. Telephone point. Fitted carpet. Window to front and side. Front aspect to Scotgate, side aspect over gardens and main entrance.

Kitchen: 2.21m x 1.65m (7'3" x 5'5")

Range of units to 3 walls with worktops over. Tricity Bendix electric hob and oven with extractor over. Space for fridge freezer. Stainless steel sink. Window to side. Vinyl flooring. Front aspect to Scotgate.

Bedroom: 2.66m x 3.68m (8'9" x 12'1")

Built in wardrobe with folding mirrored doors. Economy 7 Heater. TV point. Fitted carpet. 2 wall lights. Telephone point. Window to side.

Bathroom: 1.65m x 2.05m (5'5" x 6'9")

Ivory tinted suite of panelled bath with Heatrae Carousel electric shower over, vanity unit with handbasin, WC. Electric heated towel rail. Extractor fan. Dimplex electric heater.

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 (2010/2011) payable to South Kesteven District Council. May be eligible for 25% single person allowance.

SERVICE CHARGE: There is a service charge of £614.43 payable six monthly (2010/2011), 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: Payable 1st September and 1st March each year.

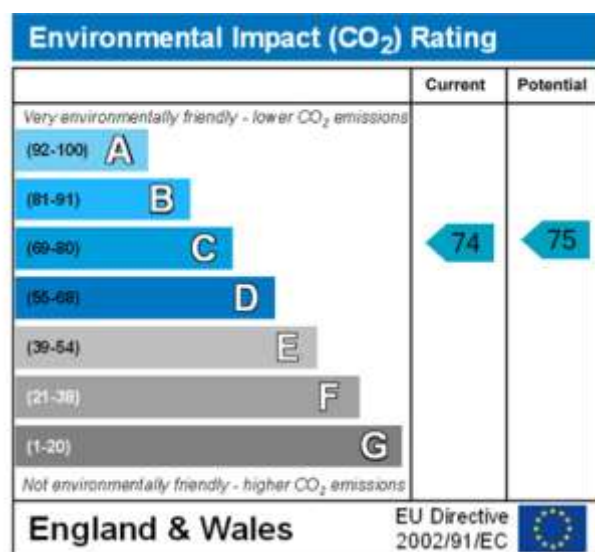
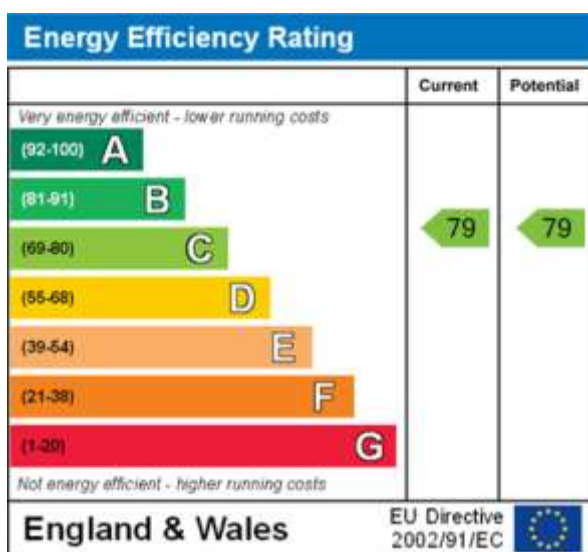
DIRECTIONS: From Red Lion Square head west along Scotgate. Cross over the traffic lights and turn right just after the petrol station into Newcomb Court behind Rock House, visitors parking on left.

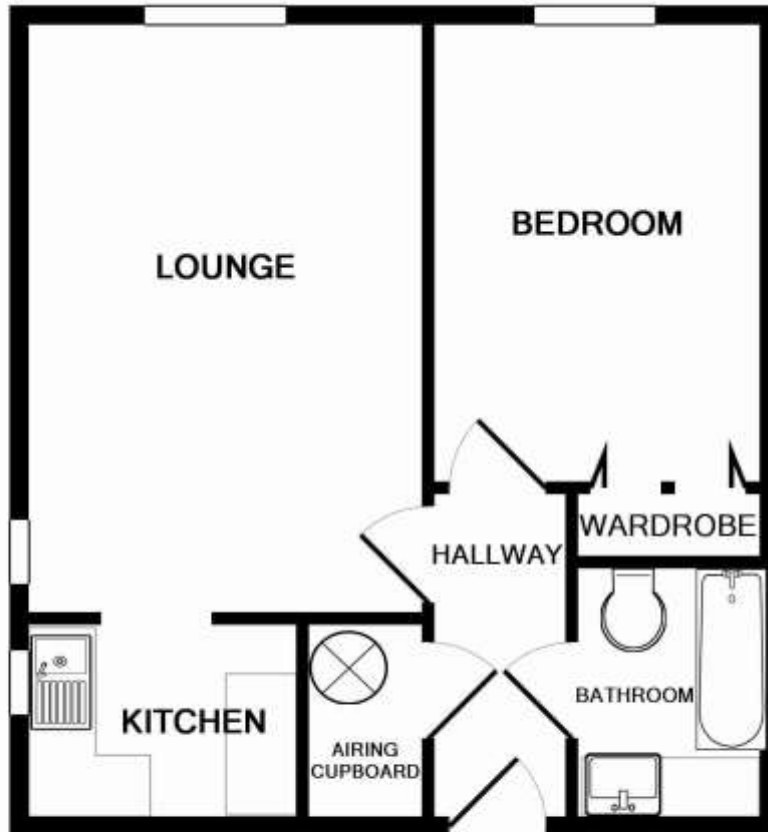
INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

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. Ref 3011 210211.

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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