Property Consultants

RESIDENTIAL
COMMERCIAL
SURVEYS
BUILDING LAND
VALUATIONS

PAUL JOHNSON 01780 482121

37 Newcomb Court
Stamford
Lincs
PE9 1DW

PRICE: £85,000 LEASEHOLD

DESCRIPTION: Second floor retirement flat with easterly aspect over the well-kept gardens and trees. Lounge/diner, fitted kitchen, 1 double bedroom with built-in wardrobe, fully tiled bathroom with shower. Double glazing. Fitted carpets. Lift access. Spacious residents' Lounge, well-equipped laundry room, house manager, visitors flat, etc. On site parking.

LOCATION: The property is on a Macarthy & Stone development set well back from Scotgate and only a short walk from the Town Centre.

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

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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:
Main Entrance Door: Lift or staircase to:

SECOND FLOOR:
Hall:
Airing cupboard housing insulated hot water cylinder. Electricity consumer unit and meter. Fitted carpet.

Lounge/Diner: 3.20m x 5.71m (10′6″ x 18′9″)
Easterly aspect over grounds and trees. Double glazed window. Telephone point. TV point. Adam style fireplace. Economy 7 heater. Fitted carpet. Archway to:

Kitchen: 2.24m x 1.65m (7′4″ x 5′5)
Fitted units to three walls. Tricity Bendix 4 ring electric hob and oven. Extractor fan over. Stainless steel sink. Tiled splashbacks. Space for fridge freezer.

Bedroom: (8′10″ x 14′0″)
Easterly aspect over grounds and trees. Double glazed window. Economy 7 heater. Built-in wardrobe with mirror doors. Telephone point. Fitted carpet.

Bathroom: (5′6″ x 6′9″)
Vanity unit with handbasin, panelled bath with Heatrae Sadia Carousel shower over, WC. Electric heated towel rail. Dimplex electric fan heater. Extractor fan. Mirror and strip light over handbasin. Shaver point.

OUTSIDE: Well maintained communal gardens, ample parking spaces.

SERVICES: Main electricity, 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 heating.

DOUBLE GLAZING: UPVC double glazing.

TELEPHONE POINTS: Lounge and bedroom.

SERVICE CHARGE: There is a service charge of approximately £100 per month, which covers the wages of the House manager, use of lounge and laundry facilities, water rates, buildings insurance, gardener, outside maintenance, maintenance and heating of communal areas, window cleaner, etc.

LEASE: 125 year lease dating from 1st August 1989 with an annual Ground Rent of £250.00.

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, entrance next to Rock House.

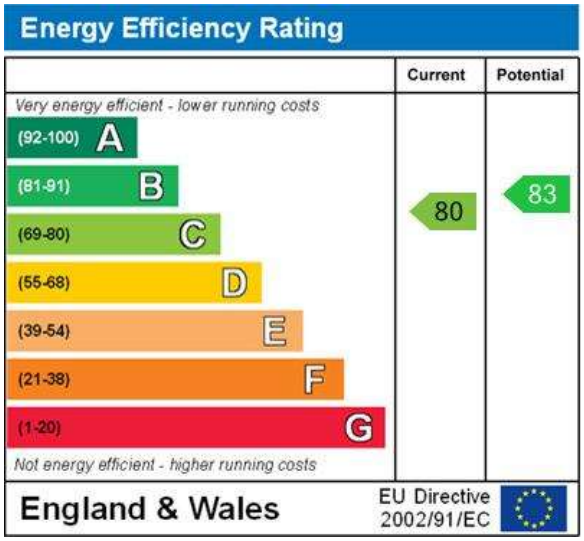
COUNCIL TAX: Band A. Current charge for 2010/2011 £957.90 payable to South Kesteven District Council.

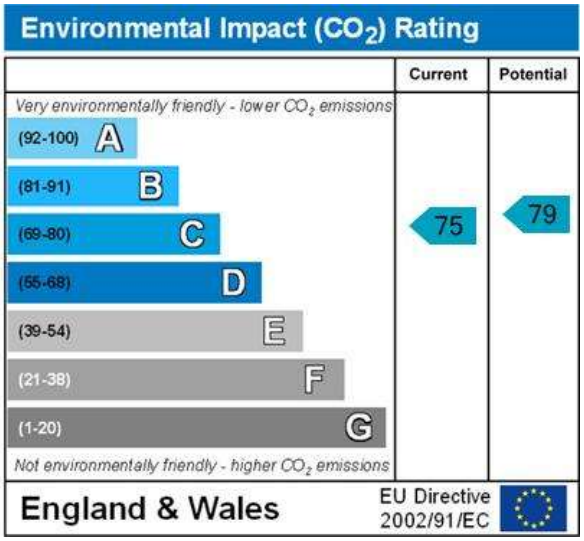
INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

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 2931 040810.

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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