



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Newcomb Court,**

Stamford, PE9 1DW

**£100,000**



# SUMMARY

- One Bedroom Fully Refurbished Second Floor Apartment
- Kitchen
- Shower Room
- Built In Wardrobes
- Living / Dining Room
- Lifts To All Floors
- Development Manager
- NO CHAIN













**\*\*\* NO ONWARD CHAIN \*\*\* OVER 60's DEVELOPMENT \*\*\***

**Stylish Refurbished One-Bedroom Apartment in the Heart of Stamford**

Now available for sale is this beautifully refurbished one-bedroom apartment, perfectly positioned on the second floor of a well-maintained development—just a short stroll from Stamford's vibrant town centre. Ideal for those seeking a comfortable and convenient lifestyle, this charming home combines modern living with characterful views. Step inside to discover a bright and welcoming living/dining room, boasting delightful views of All Saints Church and the picturesque rooftops of Stamford. The modern kitchen is well-appointed, while the spacious double bedroom features built-in wardrobes, providing practical storage. A sleek shower room and handy storage cupboard complete the internal layout.

The development offers a range of thoughtfully designed communal spaces, both indoors and out, ideal for relaxing or socialising with neighbours. For guests, a dedicated suite is available to book at a modest fee—perfect for extended visits. Residents also enjoy access to a communal laundry room with multiple washing machines and dryers, all maintained and included in the service charge. For added convenience, a waste chute is located just a few steps from the apartment door. Access to the town centre is quick and easy via a secure gated walkway exclusive to residents.

**Key Information: Service Charge: 1,296 pounds every 6 months (includes maintenance of communal areas and facilities)**

**Ground Rent: 261.33 pounds every 6 months**

Newcomb Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 62 properties arranged over 4 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

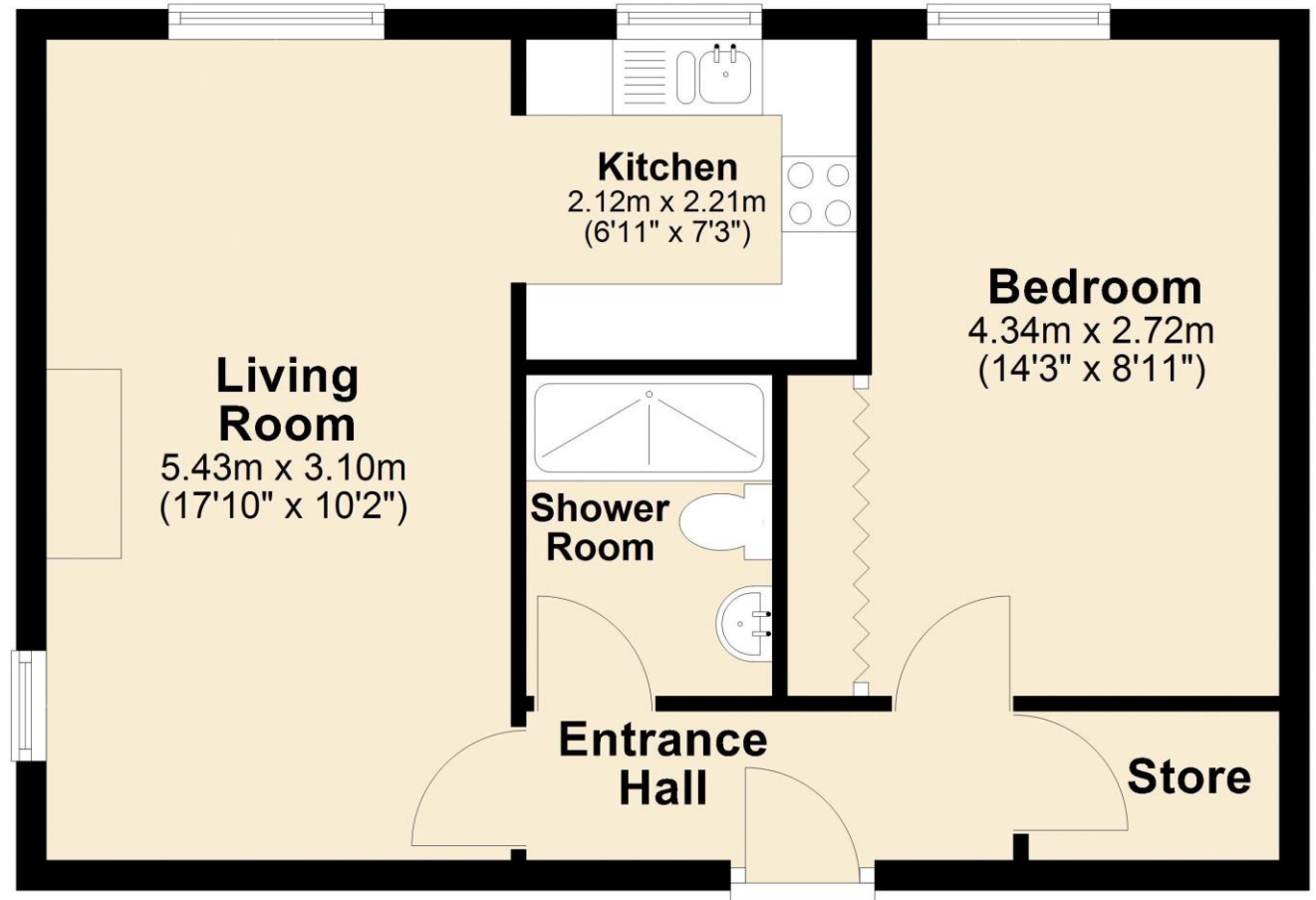
The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

## Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)

### DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 44.6 sq. metres (480.2 sq. feet)

