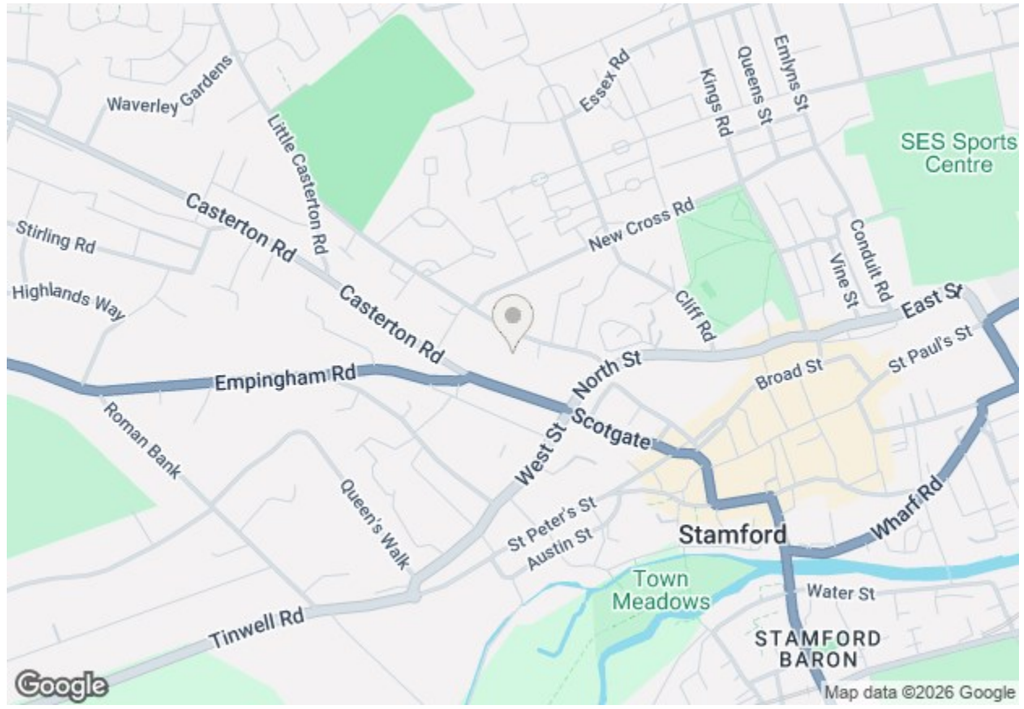
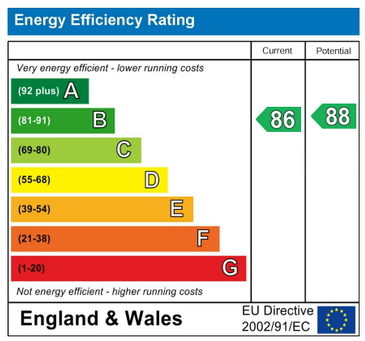
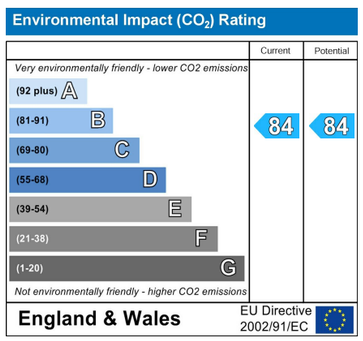
Sowden Wallis

Estate Agents









23 Newcomb Court, Stamford, Lincs, PE9 1DW

Ideally positioned within easy reach of Stamford town centre and Waitrose, this first-floor retirement apartment offers secure, warden-controlled accommodation for the over-60s, combining a convenient location with a practical and comfortable layout.

The accommodation begins with an entrance hall leading through to a well-proportioned lounge, which enjoys pleasant views across the front communal gardens. The separate kitchen provides a dedicated space for meal preparation, while the double bedroom also benefits from an attractive garden outlook. A walk-in shower adds to the practicality of the accommodation, with an airing cupboard providing useful additional storage.

Residents benefit from a range of communal facilities, including a lift serving the upper floors, maintained communal gardens, visitor parking and a shared laundry room. The warden-controlled environment provides added reassurance, while the proximity to local shops, amenities and Stamford town centre makes day-to-day living particularly convenient.

Offering manageable accommodation in a well-located retirement development, this apartment presents an excellent opportunity for those seeking independent living with useful communal facilities close at hand.

NO ONWARD CHAIN.

Asking Price £82,500 Leasehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- First Floor Apartment
- Walking distance to the town centre
- Shower Room
- NO CHAIN
- Council Tax Band - A
- Over 60's development
- Sitting room with views to the front gardens
- Electric heating
- EPC - B
- Management Charge - , Ground Rent -








ACCOMMODATION:

Entrance Hall

Sitting Room
4.70m x 3.25m (15'5 x 10'8)

Kitchen
2.24m x 1.65m (7'4 x 5'5)

Bedroom
3.68m x 2.62m (12'1 x 8'7)

Shower Room
2.06m x 1.60m (6'9 x 5'3)

FLOOR PLAN: