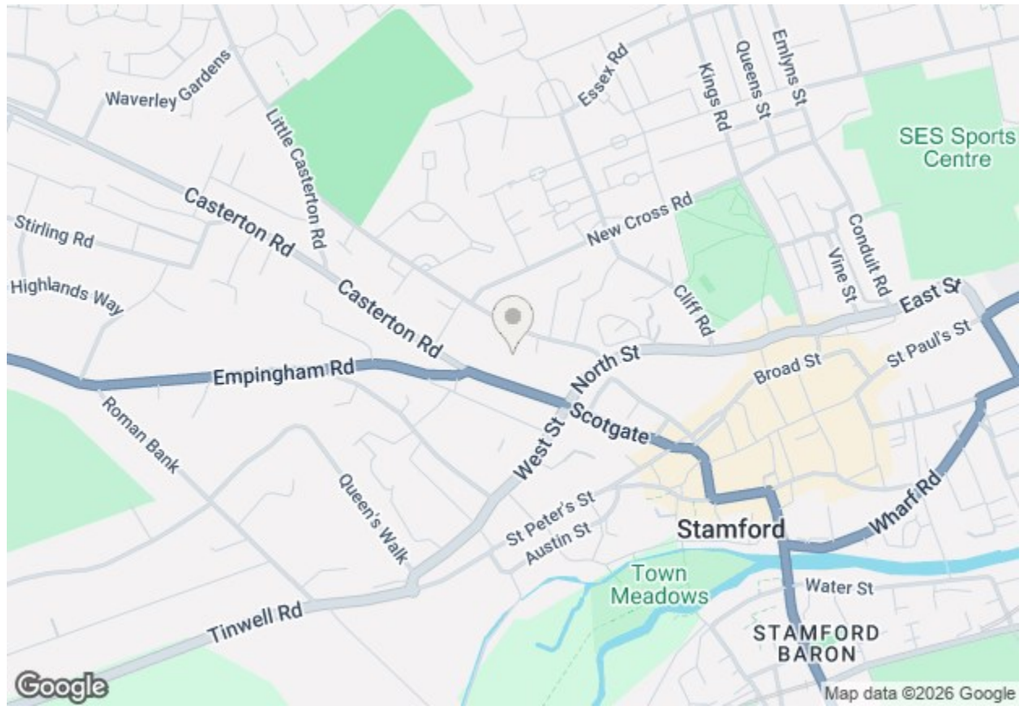
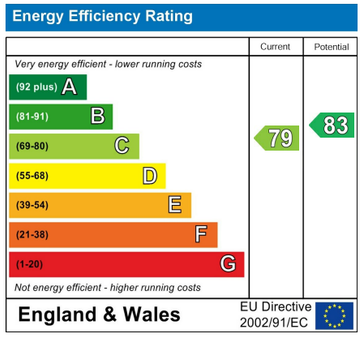
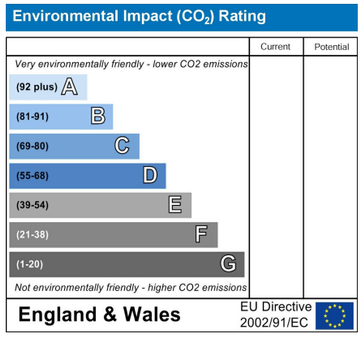
Sowden Wallis

Estate Agents









31 Newcomb Court, Stamford, PE9 1DW

Located on the first floor, this rarely available two bedroom over 60's apartment is close to the town centre and offers a refurbished shower room and kitchen, and a good sized bedrooms.

The property comprises of a spacious living room and a refitted kitchen with ample storage space, a Master Bedroom houses a built in wardrobe , second bedroom also with built in wardrobe and the refitted shower room provides a double shower enclosure.

Heating is controlled individually by electric radiators to rooms and the multi-way opening windows are all double glazed.

The complex has secure access with an intercom system and a lift and offers a communal sitting room and gardens, communal laundry room, visitor and resident permit parking.

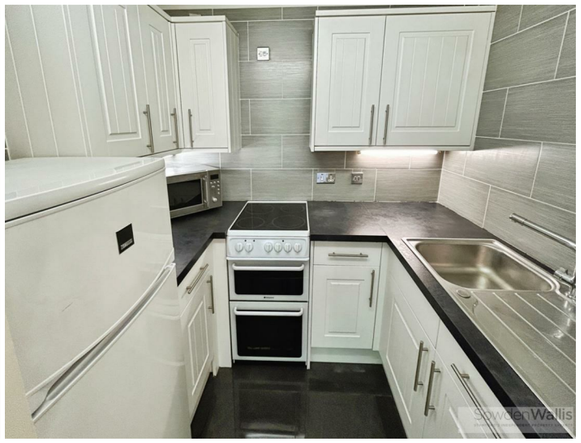
No Upward Chain.

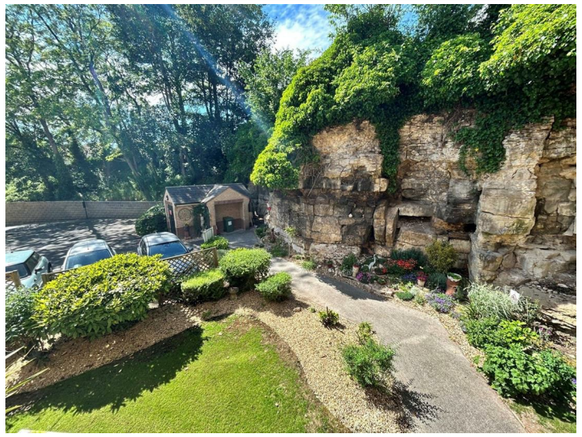
Offers In Excess Of £120,000 Leasehold

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

- Sought After Two Bedroom Apartment In Popular Location
- Communal Area, Lift and Intercom Emtry System
- Over 60's Development
- Communal Laundry Room and Gardens
- EPC - C Council Tax - A
- Modernised Kitchen and Shower Room
- Close to the Town Centre
- Updated Electric Heaters
- Ground Rent £574.94 TBC p/a Service Charge £2049.36 TBC p/a
- No Upward Chain


ACCOMMODATION:

Entrance Hall

Living Room
4.98m x 3.07m (16'4 x 10'1)

Kitchen
2.24m x 1.63m (7'4 x 5'4)

Master Bedroom
4.19m x 2.72m (13'9 x 8'11)

Bedroom Two
2.62m x 2.64m (8'7 x 8'8)

Shower Room

FLOOR PLAN: