

## 2 Newcomb Court, Stamford, Lincolnshire, PE9 1DW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**\*SOLD PRIOR TO MARKETING\*** This fully modernised, ground floor, age restricted apartment comes with a refitted kitchen, shower room and on demand electric heating. The property is finished to a high standard and comes with an external door that leads to a patio area.

The accommodation is comprised of an entrance hall, lounge, kitchen, bedroom, shower room and airing/storage cupboard. The property is serviced by a communal lift as well as maintained gardens, visitor parking and laundry room.

NO ONWARD CHAIN

**£125,000 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.

- SOLD PRIOR TO MARKETING

- Modernised Kitchen and Shower Room

- Close to Town Centre

- No Onward Chain

- Council Tax Band - A

- Ground Floor

- Refitted Electric Heaters

- Lounge Door onto Communal Gardens

- EPC - C



### ACCOMMODATION:

Entrance Hall

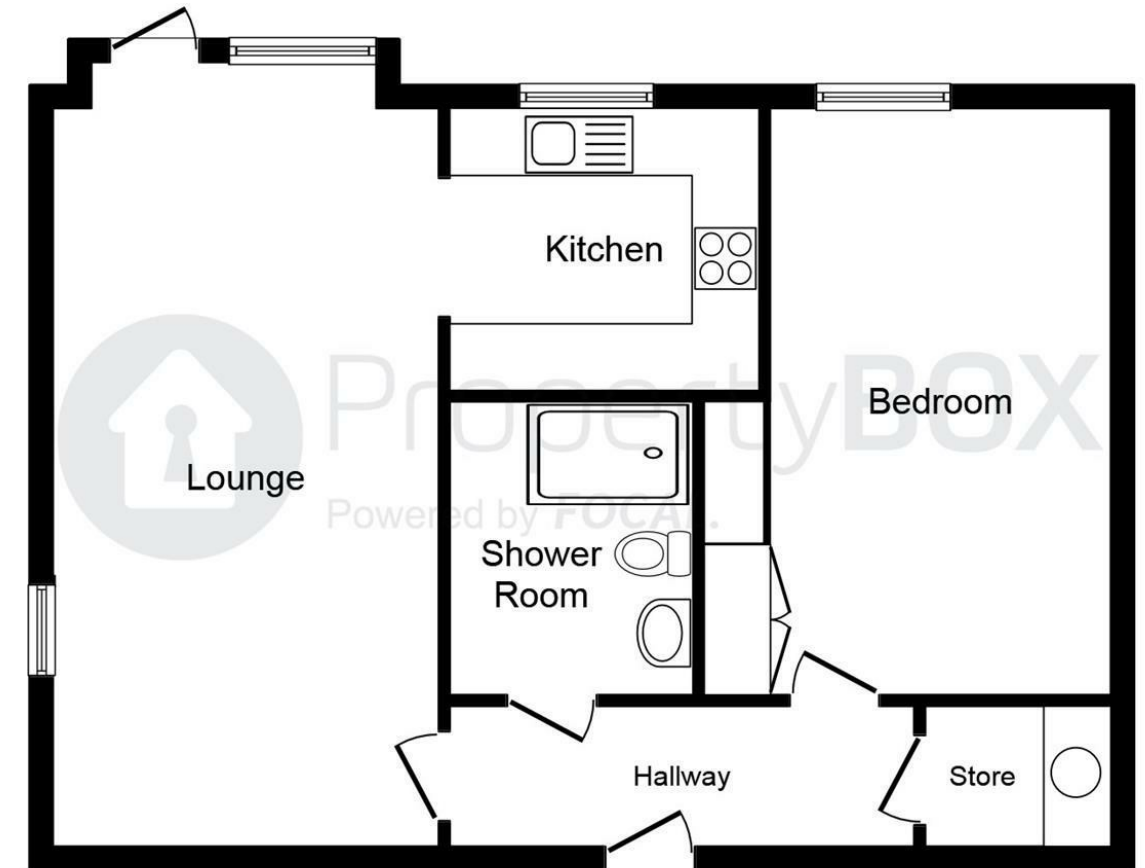
**Sitting Room**  
5.82m x 3.10m (19'1 x 10'2)

**Kitchen**  
2.26m x 2.13m (7'5 x 7')

**Bedroom**  
4.34m x 2.62m (14'3 x 8'7)

**Shower Room**  
1.93m x 1.63m (6'4 x 5'4)

### FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.