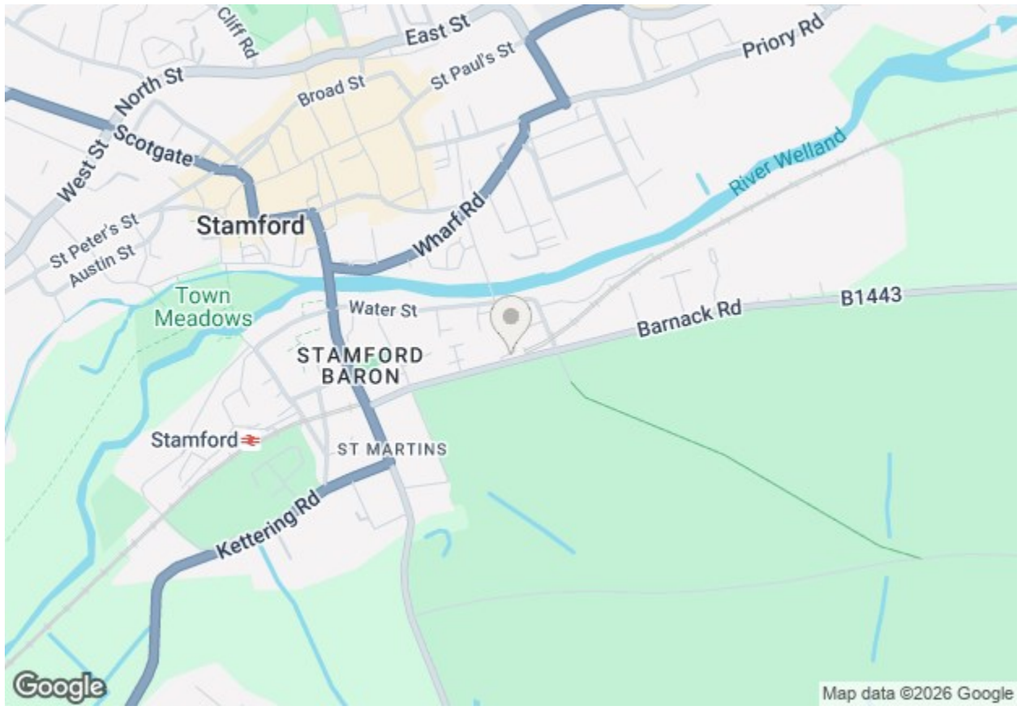
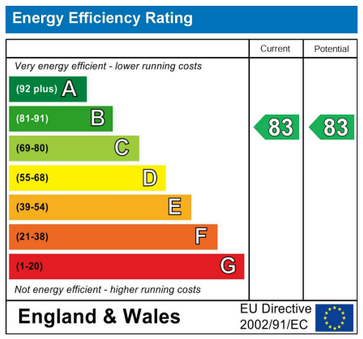
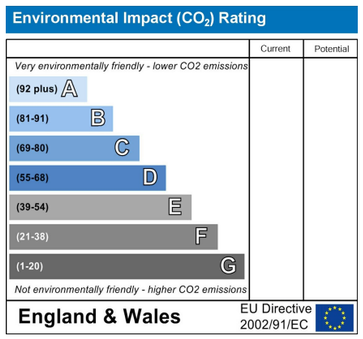
Sowden Wallis
Estate Agents









10 Stukeley Court, Stamford, PE9 2NQ

Modern stylish apartment in the sought-after area of St Martin's in the historic market town of Stamford, opposite Burghley Park, a short distance from the town centre. This purpose-built luxury Over 60s independent living apartment is finished to a high standard and is in fine decorative order. It comes with a modern kitchen with built in Neff high level oven with hideaway door, Neff Microwave, Neff electric hob, Hotpoint Fridge/Freezer, and Bosch dishwasher. There is a stylish shower room with walk-in shower and heated mirror, as well as under sink storage.

Accommodation: entrance hall with storage cupboard containing Neff washer/dryer, sitting room with doors giving access to the car park, kitchen, bedroom with sliding door fitted wardrobes, and shower room.

The heating and hot water system in the apartment is a highly efficient modern Gledhill Cylinder and Vent Axia system. There is underfloor heating throughout the apartment, with thermostats in every room. The development itself benefits from reading rooms with IT on every floor, a large luxurious sitting room leading to the beautifully maintained garden with high quality furniture.
(Main photo shows the front of the complex.)

No Chain

Asking Price £240,000 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

- Highly Desirable Over 60's Complex
- Kitchen
- Walk in Store Room
- Underfloor Heating
- EPC rating B Council Tax B
- Double Bedroom
- Shower Room / WC
- Communal Gardens and Rooms
- Annual ground rent £425 Annual Service Charge £3141.00 between 1/10/25-1/9/26
- No Upward Chain








ACCOMMODATION:

Entrance Hall

Store Room
2.92m x 1.98m (9'7 x 6'6")

Lounge / Dining Room
6.10m x 3.43m max (20'0 x 11'3 max)

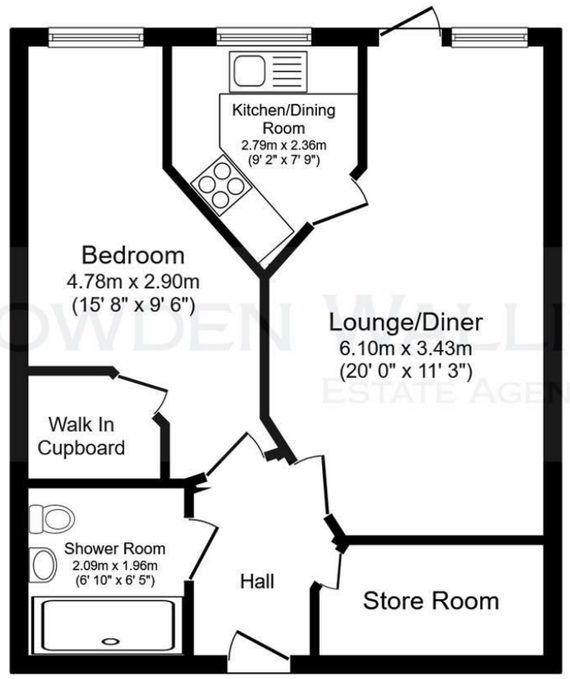
Kitchen
2.79m x 2.34m max (9'2 x 7'8 max)

Bedroom
4.78m x 2.90m max (15'8 x 9'6 max)

Shower Room
2.16m x 2.11m (7'1 x 6'11)

Agents Note

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io