



St Georges Avenue Stamford, PE9 1UH

Situated within the ever-popular Blackstones Court retirement development, exclusively for the over 55s, this well-presented & much improved ground floor apartment offers comfortable, low-maintenance living just a short distance from Stamford's historic town centre and its excellent range of shops, cafés and amenities.

A particular highlight of the property is the spacious living room, which opens directly onto a private terrace, providing the perfect spot to enjoy a morning coffee or simply relax whilst taking in the attractive communal gardens beyond. This seamless connection to the outside space is a rare and highly desirable feature within the development.

£145,000

St Georges Avenue

Stamford, PE9 1UH



- Ground floor retirement apartment exclusively for the over 55s
- 2 Well-proportioned bedrooms
- On-site House Manager, emergency call system and resident parking
- Spacious living room with direct access to a terrace
- Modern shower room and well-equipped kitchen - both recently refitted
- Offered with no onward chain and within easy reach of Stamford town centre
- Attractive communal gardens immediately beyond the terrace
- Well-maintained development with residents' lounge and laundry facilities
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Communal Entrance Hall

Entrance Hallway

Living Room

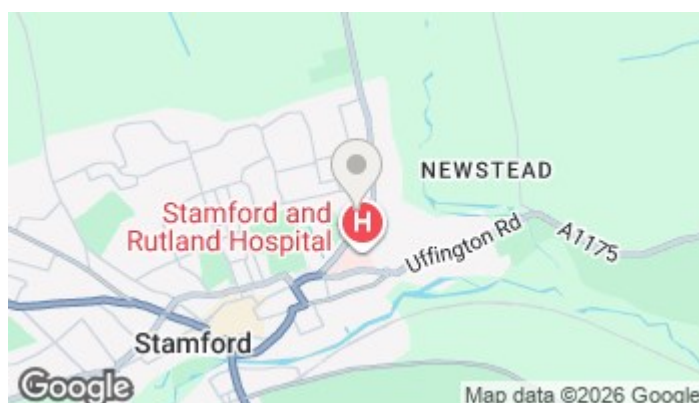
Kitchen

Bedroom 1

Bedroom 2

Shower Room

Communal Gardens

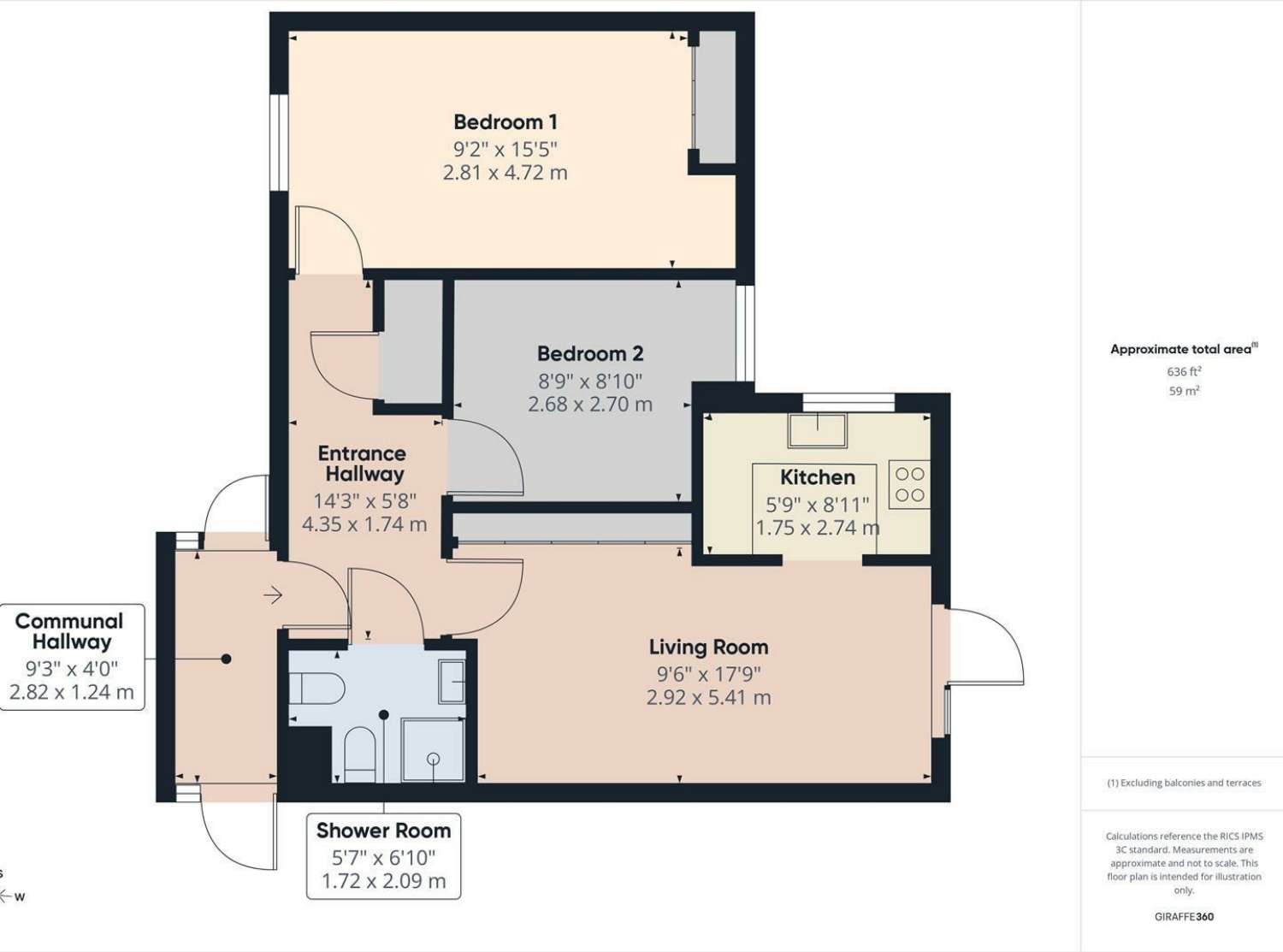


Directions

Please use the following postcode for Sat Nav guidance - PE9 1UH Blackstones Court occupies a convenient position just a short, level walk from the heart of Stamford, one of England's finest Georgian market towns. Renowned for its beautiful stone architecture, independent boutiques, cafés, restaurants and weekly market, Stamford offers an excellent range of everyday amenities alongside a vibrant community atmosphere. The development enjoys easy access to supermarkets, healthcare facilities and public transport, while the picturesque



Floor Plan



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REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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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		
England & Wales		
	71	79
	EU Directive 2002/91/EC	