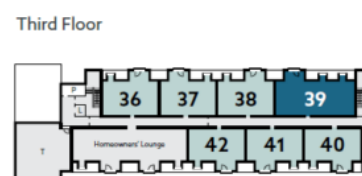




Barley Ridge Gardens



● 1 bedroom apartment
● 2 bedroom apartment

E - Entrance Lobby
GS - Guest Suite
L - Lift
MSC - Mobility Scooter Charging
O - Office

P - Plant Room
R - Reception
RR - Refuse & Recycling
S - Store
T - Terrace
EV - Electric Vehicle Charging

For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthy-stone.co.uk/barley-ridge-gardens



Barley Ridge Gardens, Priory Road, Stamford PE9 2ZP

£275,000



*** OVER 60% ALREADY RESERVED *** This spectacular 1 bedroom apartment in Stamford, Lincolnshire is part of the Barley Ridge Gardens development from the award-winning McCarthy Stone. A private retirement apartment, Each apartment is low-maintenance and contains extra safety features. All the retirement property for sale and rent in Stamford are cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the beautiful lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs. Parking is available and well-behaved pets are welcome too.

STAMFORD

Barley Ridge Gardens is situated within walking distance of Stamford town centre. There you'll find plentiful amenities like supermarkets (including an M&S and Waitrose), pubs, restaurants – including Chinese, Italian and traditional British cuisine, and an abundance of local cafés and shops, alongside national brands such as Boots and Caffè Nero.

Every Friday, a market of over 90 traders offer artisan crafts, flowers, fresh produce and more.

A picturesque town, with the famous The George hotel, Stamford has recently been named in the Sunday Times as one of the best places to live in Britain due to its stunning architecture and community spirit.

Live life your way

If you like the Arts, Stamford Arts Centre, hosts theatre, cinema, live music, poetry and exhibitions, plus the Stamford Corn Exchange Theatre hosts a variety of live shows. For history lovers, you might choose to explore Browne's Hospital – a beautifully preserved medieval almshouse founded in 1475 or Easton Walled Gardens, just 15 minutes from Stamford, is a restored 12-acre garden offering a peaceful escape with wildflower meadows, winding paths, and a tearoom serving tasty treats.

Beyond the delights of the countryside right on your doorstep, Burghley House and Park offers a slice of history, just a 5 minute drive away. Rutland Water Country Park can be reached in around 15 minutes – a large reservoir, it's an ideal spot for walking and wildlife.

Stamford station is just a mile away from Barley Ridge Gardens, with direct routes to Birmingham New Street and Peterborough, which links to the East Coast line to London and onward to Scotland. By car, Peterborough is just 15 miles away and Leicester 32 miles away.

EASY INDEPENDENT LIVING FOR THE OVER 60S

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KEY FEATURES FOR BARLEY RIDGE GARDENS

Near the countryside
House Manager
Communal lounge
Landscaped gardens
Guest suite
Pets allowed
24/7 call system
Camera entry system
Fire detection
Lifts to all floors

HOW MUCH IS THE SERVICE CHARGE?

Buying?

Standard service charge model*

Pay a regular weekly cost and a 1% contingency fee when you sell your property.

£46.36 – 1 bedroom apartment

£69.54 – 2 bedroom apartment

Renting with McCarthy Stone?

Renting? Service Charge paid by the property owner, not by the tenant.

* Service charge cost per week, reviewed annually. Examples show prices available at this development.

Your service charge covers the services and amenities you enjoy at this development for a safe, comfortable, sociable and happy retirement. It includes things like wages for your on-site team, security systems and keeping communal spaces and gardens spick and span—and it's all provided at cost price.

