

Richardson

Flat 3 Newtown Court
Water Street
Stamford PE9 2NL

FOR SALE

£260,000



- Superb Contemporary Apartment
- Walking Distance of the Town Centre
- Two Double Bedrooms
- Double Glazing
- Open plan Living Kitchen Dining Area
- Large Bathroom
- Gas Central Heating with heat recovery system
- Allocated Parking



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433

LOCATION

Stamford's unique blend of history, stunning architecture, niche shopping, and an over-riding sense of community won the supreme compliment from the Sunday Times newspaper as 'Britain's top place to live' in 2013. Behind such praise is a bustling town with a wealth of character. Proclaimed by Sir Walter Scott as "the finest stone town in England". Declared a conservation area in 1967 with over 600 listed buildings of mellow limestone in the town centre including five medieval churches. Additionally there are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. Stamford is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) Stamford also has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

Situated within an exclusive development of only 11 properties, this contemporary design ground floor apartment offers spacious and well planned accommodation ideally positioned approximately 200 yards from the entrance to Burghley Park and a short 5 minute walk into Stamford town centre. The accommodation is very well presented with its own security entry phone system with entrance hall, two double bedroom, large bathroom and an excellent sized open living kitchen dining area with the kitchen area fitted with a comprehensive range of appliances. From the open plan living dining area, sliding patio doors give access to an outdoor seating area which has a southerly aspect. The apartment also benefits from gas central heating with a heat recovery system, UPVC double glazing and an allocated parking space. Also within the enclave is a bike store and bin store

ACCOMMODATION

Security entry phone system allowing access through a glass panel front door to communal entrance hall.

ENTRANCE HALL

Spacious area with laminated flooring, radiator, security entry phone system and doors off through to

OPEN PLAN LIVING KITCHEN DINING AREA

18' 7" x 14' 1" (5.66m x 4.3m) overall

Kitchen area Fitted with a contemporary range of matching base and high level high gloss storage units finished in cream with rolled edged work surfaces and drawers in between with under unit lighting, gas hob with extractor hob with extractor hob over, built in fridge freezer, concealed gas fired boiler providing domestic hot water and central heating system, concealed washer drier.

Lounge dining area with sliding patio doors giving access to the outside with picture windows to either side, radiators, tv point, laminated flooring

BEDROOM 1

14' 4" x 9' 10" (4.38m x 3.m)

With double glazed window to the front, radiator, TV point

BEDROOM 2

14' 2" x 9' 0" (4.32m x 2.75m)

Another double bedroom with double glazed window to the rear, radiator

BATHROOM

A good sized room fitted with 3 piece white suite with P shaped bath, mixer taps and shower attachment, WC and wash hand basin

BUILT IN STORAGE AND BOILER CUPBOARD

With gas fired boiler providing domestic hot water and central heating as well as the heat recovery system

EXTERNAL DETAILS

From the French doors to the lounge dining area there is a small paved seating area which has a southerly aspect. There is also allocated parking for the apartment and a covered bike store within the enclave.

VIEWING

Strictly by appointment through Richardson, tel: 01780 762433.

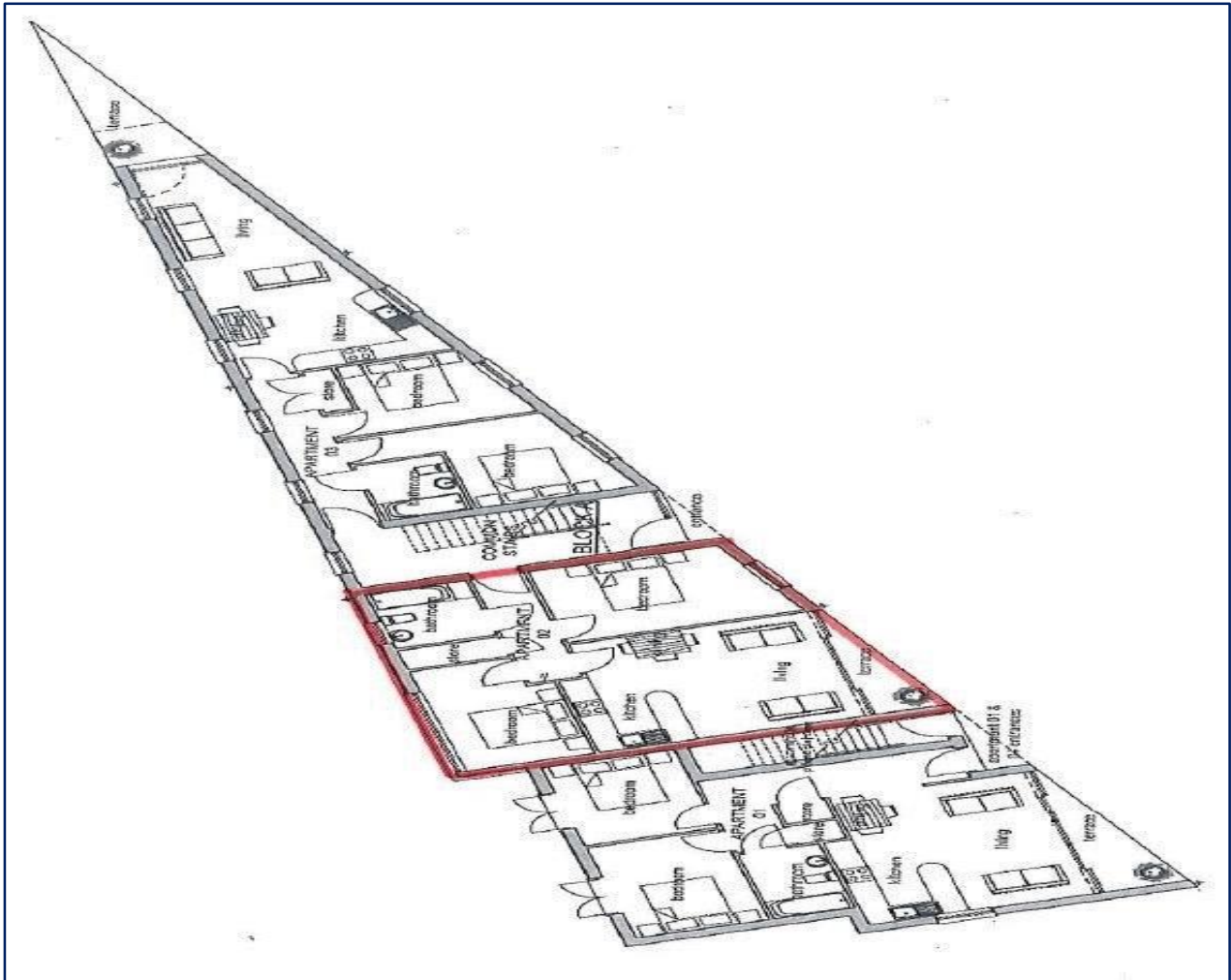
LEASE INFORMATION

The property is Leasehold with approximately 120 years remaining. Ground rent of £150.00/year and annual service charge of £848.00/year.

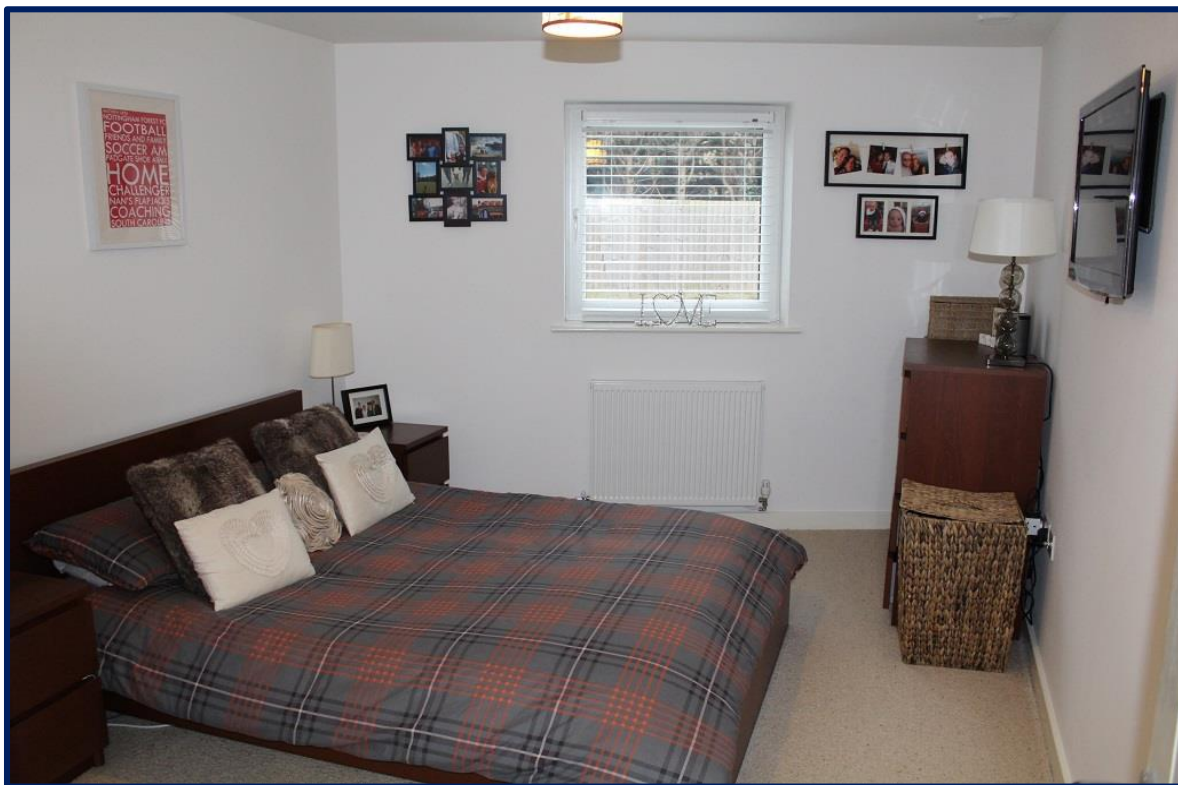
Under the agreed lease the keeping of any animal or bird in the property is not permitted without the landlord's agreement; other than a guide or hearing dog.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B	86	86	
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.
