



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Flat 5, Newstead Mill

Stamford, PE9 4TF

£175,000

SUMMARY

- One Bedroom Luxury Apartment
- Kitchen
- Lounge / Dining Space
- Bathroom
- Double Bedroom
- Two Side By Side Off Road Parking Spaces
- No Onward Chain
- Stunning Views





*** TWO ALLOCATED PARKING SPACES *** NO ONWARD CHAIN ***

Stunning Grade II listed luxury apartment with river views & two allocated parking spaces.

Welcome to Newstead Mills – an exclusive development nestled on the banks of the tranquil River Gwash, offering a rare opportunity to own a piece of history combined with modern luxury. This beautifully appointed one-bedroom apartment is set within a striking Grade II listed building, originally constructed in the mid-1800s as a steam- and water-powered corn mill. Now tastefully converted, Newstead Mills boasts a unique blend of historic charm and contemporary living, with thoughtfully designed interiors and breathtaking views.

Key Features & Accommodation

The apartment is accessed via a private entrance hallway and staircase leading to the main living area. Inside, you'll find a bright and well-proportioned layout, combining period character with modern finishes. The kitchen is fully fitted and has a sash window overlooking the peaceful river. The spacious living room features two large sash windows with uninterrupted views of the River Gwash. The bedroom comfortably fits a double bed and another sash window with river views. The bathroom is finished with floor-to-ceiling tiling, a tiled floor, vanity hand wash basin, low-level WC with built-in cupboard surround, a full-sized bathtub with overhead shower, and a heated towel rail for added comfort.

The apartment also benefits from two allocated parking spaces and the character features expected of a Grade II listed property, including sash windows, high ceilings, and a sense of timeless elegance.

Location

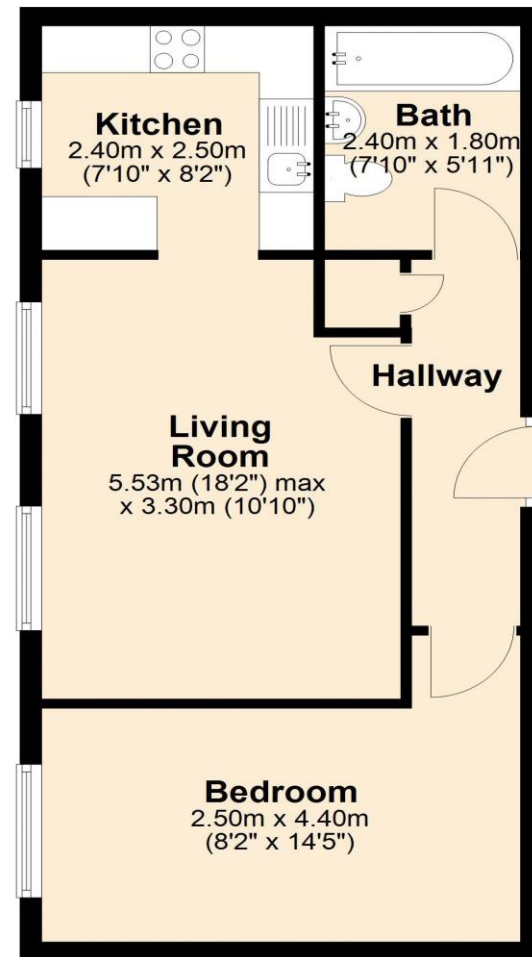
Set in the highly desirable market town of Stamford, known for its stunning Georgian architecture and vibrant community, this apartment enjoys a prime location. Stamford offers a wealth of amenities including boutique shops, cafés, and restaurants, as well as a selection of outstanding state and private schools, including the renowned Stamford Endowed Schools. The property is ideally situated for commuters, with Stamford Railway Station offering direct links to Peterborough, Leicester, Birmingham, and Stansted Airport. From Peterborough, London King's Cross can be reached in approximately 55 minutes. The nearby A1 provides easy access to regional and national road networks. Lease Information
Lease Term Remaining: 90 years Ground Rent: 100 pounds per annum Service Charge: 140 pounds per month This exceptional riverside apartment offers the perfect blend of historic charm and modern convenience, making it ideal for professionals, downsizers, or those seeking a stylish retreat in one of England's most picturesque towns. Early viewing is highly recommended.

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 45.9 sq. metres (493.6 sq. feet)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk