



nest
ESTATES



Empingham Road,

Stamford, PE9 2SP

£150,000

SUMMARY

- No Onward Chain
- Two Bedroom First Floor Apartment
- Kitchen
- Living Room
- Family Bathroom





***** NO ONWARD CHAIN *****

Spacious two bedroom first floor apartment comprising; kitchen, living room, two well proportioned bedrooms and a bathroom.

Leashold property with 88 years left on the lease.

Ground Rent is 10 pound per annum.

Buildings insurance is 135 pound per annum.

Maintenance Charge is 300 pound per annum.

Location...

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

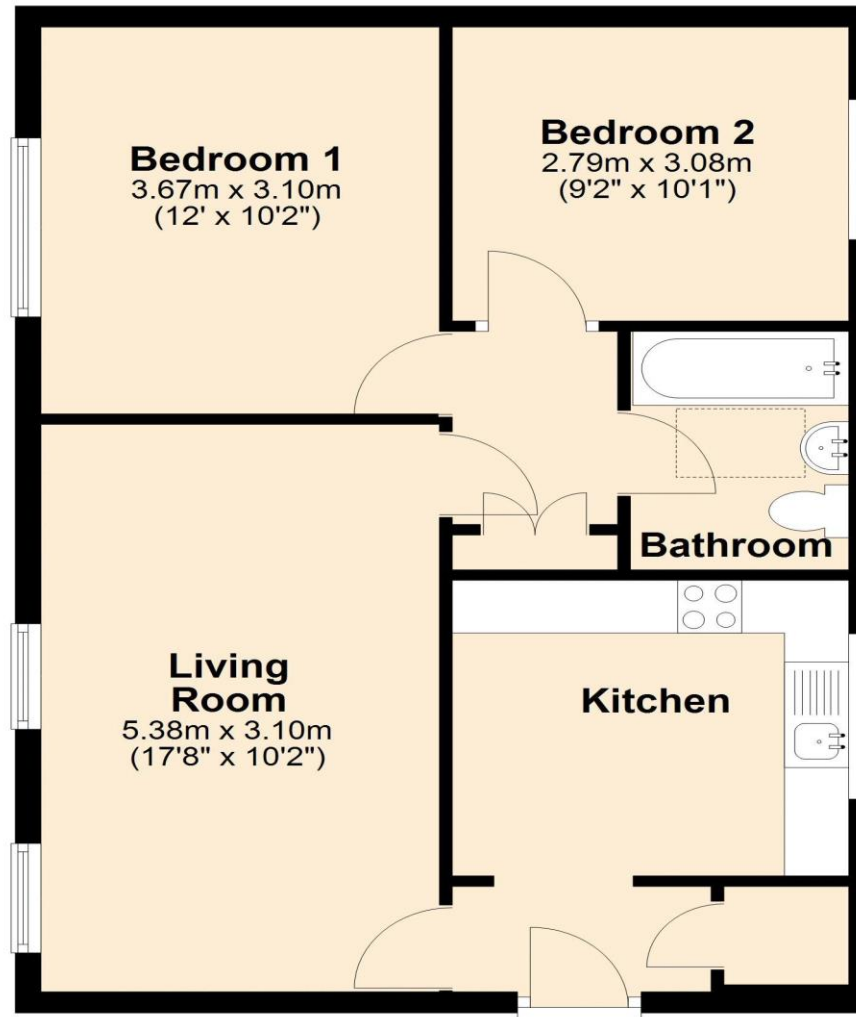


Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)

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Total area: approx. 56.2 sq. metres (605.2 sq. feet)

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