



Pauleys Court, Stamford

Price: Leasehold £350,000

- Stunning ground floor apartment
- Open plan kitchen/diner & living room
- Two double bedrooms
- Two bathrooms
- Courtyard garden
- Private gated access with allocated parking
- Town centre location
- Sold with NO ONWARD CHAIN

EPC Rating: C



This stunning ground floor apartment in the heart of Stamford town centre is offered with No Onward Chain. The property is approached via a gated shared access driveway with allocated parking space leading to a small patio seating area. The property has been beautifully updated through-out and benefits from a large open plan living room and kitchen/diner with French doors leading out to the enclosed courtyard garden to the rear. The property also boasts two double bedrooms and two bathrooms. The apartment is light and airy, offering peaceful living in the centre of the historic town. Viewing is an absolute must.

Accommodation includes:

Entrance

Solid wooden door with double glazed panel to front, radiator and doors leading to living room and master bedroom.

Living Room

14'11 (m) x 13'10 (m) excluding storage cupboard. Double glazed window to front, radiator, TV socket, phone socket and storage cupboard housing the boiler.

Kitchen / Diner

12'3 (m) x 10'0 (m) max. Matching range of base and eye level units, sink with drainer, space and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, hob and extractor over, double glazed window to rear, double glazed French doors to rear and radiator.

Master Bedroom

10'6 (m) x 10'5 (m) max. Double glazed windows to front, TV socket, phone socket, radiator and access to loft space.

Bathroom

Three piece suite comprising of low level WC, wash hand basin with vanity unit, shower cubical with shower over, heated towel rail, extractor, shave point and double glazed skylight.

Bedroom Two

12'4 (m) x 8'4 (m) including built-in wardrobes. Double glazed windows to rear, TV socket, phone socket, radiator and built-in wardrobes.

Bathroom

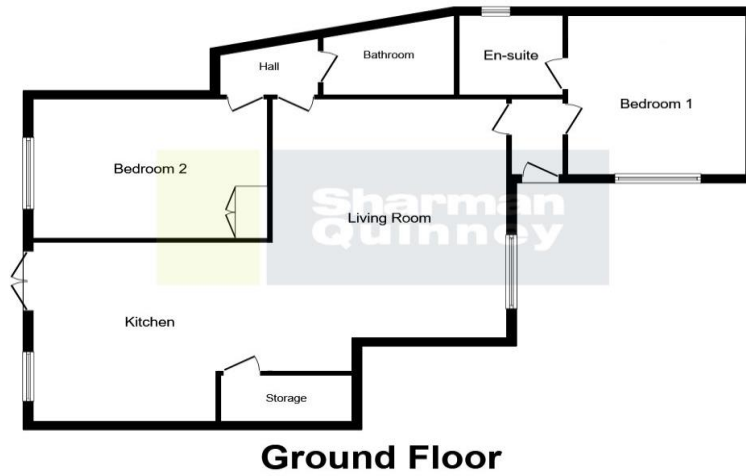
Three piece suite comprising of low level WC, wash hand basin with pedestal, bath with shower over, heated towel rail, extractor and double glazed skylight.

Outside Space

The property is approached via a gated shared access driveway with an allocated parking space leading to a small patio seating area. To the rear of the property in a beautiful courtyard garden with stone walled surround.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203075 - 0003



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sharman Quinney. Powered by www.focalagent.com

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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