



Welland Mews, Stamford,
Lincolnshire, PE9 2LW



£180,000 - Leasehold

Ideally positioned on the ground floor and conveniently located near the communal lounge, this charming two-bedroom over 55's apartment offers a delightful accommodation. The apartment comprises two well balanced bedrooms, a bright and airy living room, a three piece bathroom, and a well equipped kitchen.

Situated on the ground floor for easy access, this apartment is thoughtfully designed for convenience. As you enter, a welcoming entrance hall greets you, providing access to the living room, both bedrooms, and the bathroom. The light-filled living room offers a comfortable space to relax and unwind. Adjacent to the living room, the well equipped kitchen features a range of units and provides a functional area for culinary endeavours.

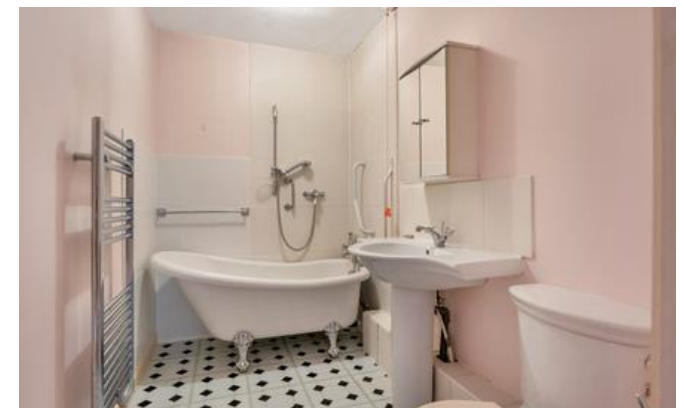
The apartment offers two well-proportioned bedrooms, ensuring ample space for rest and relaxation. The apartment is ideally situated on the ground floor, allowing for easy access and a seamless living experience, close to the communal lounge and laundry room.

Completing this lovely apartment is the three piece bathroom, boasting contemporary fixtures and a roll top bath.

While this apartment may not have garden views, its ground floor location and proximity to the communal lounge make it an ideal choice for convenience and social interaction.

Residents of the complex can enjoy the communal lounge and its amenities, fostering a sense of community and providing opportunities for socializing and relaxation.

Overall, this ground floor two-bedroom apartment offers a comfortable and convenient lifestyle within an over 55's community, with its well-proportioned rooms, bright living space, three piece bathroom, and close proximity to the communal lounge.





Entrance hall
3.95m x 1.55m (13ft x 5.1ft)



Living room
4.73m x 3.66m (15.5ft x 12ft)

Kitchen
3.14m x 2.78m (10.3ft x 9.1ft)



Bedroom one
3.91m x 3.08m (12.8ft x 10.1ft)



Bedroom two
3.03m x 1.85m (9.9ft x 6.1ft)

Bathroom
2.67m x 1.57m (8.8ft x 5.2ft)



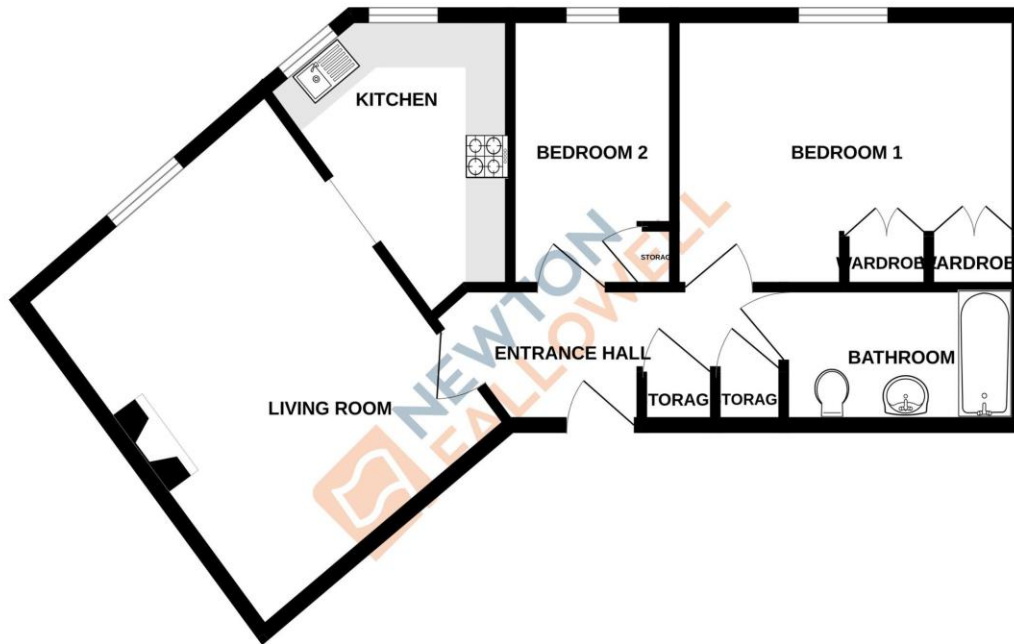
Agent note

Lease term - 125 years from 9th December 1988 (90 years remaining)
service charge is £232.68 per calendar month



Floorplan

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Information

Local Authority: South Kesteven District Council
Council Tax Band: B

Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Newton Fallowell Stamford

01780 754530

stamford@newtonfallowell.co.uk

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