



Flat 12 Newstead Mill, Newstead, Stamford, PE9 4TF

 **NEWTON FALLOWELL**



## Key Features

- Top floor maisonette
- Stunning views over the river Gwash
- Spacious living room
- Kitchen breakfast room
- Two bathrooms
- Two double bedrooms
- Large storage / study room
- Allocated off road parking for two vehicles
- EPC Rating D
- Leasehold

Guide price £225,000





**\*\*GUIDE PRICE £225,000 - £235,000\*\*** Welcome to the epitome of riverside living at Newstead Mill in Newstead, just off Stamford. This luxurious two-bedroom top-floor maisonette boasts breathtaking views overlooking the serene River Gwash, offering a tranquil and picturesque backdrop to your daily life. The residence features two generously sized double bedrooms, providing ample space for relaxation and personal retreat.

Upon entering, you are greeted by a bright and spacious living room flooded with natural light, creating an inviting and comfortable atmosphere. The kitchen breakfast boasts an array of units and a useful breakfast area for casual dining. The property is adorned with a modern three-piece bathroom, while bedroom one enjoys the added convenience of an ensuite shower room. Additionally, a large storage/study room offers versatility, catering to your individual lifestyle needs.

Parking is a breeze with the allocated off-road parking for two vehicles, ensuring convenience for residents. The communal grounds provide a harmonious setting for all residents, fostering a sense of community and shared enjoyment of the surrounding natural beauty.

Entrance hall 5.31m x 4.07m (17'5" x 13'5")

Living room 5.04m x 4.52m (16'6" x 14'10")

Kitchen breakfast room 3.89m x 2.70m (12'10" x 8'11")

Bathroom 2.51m x 1.91m (8'2" x 6'4")

Bedroom two 2.90m x 2.88m (9'6" x 9'5")

Landing 5.03m x 4.07m (16'6" x 13'5")

Bedroom one 4.46m x 3.69m (14'7" x 12'1")

Ensuite 3.90m x 1.98m (12'10" x 6'6")

Storage 2.89m x 1.99m (9'6" x 6'6")

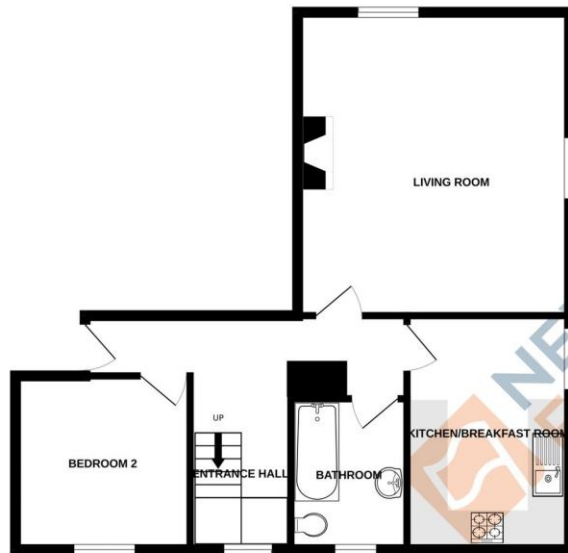
#### Agent note

Lease Term 125 Years From 20th November 1989

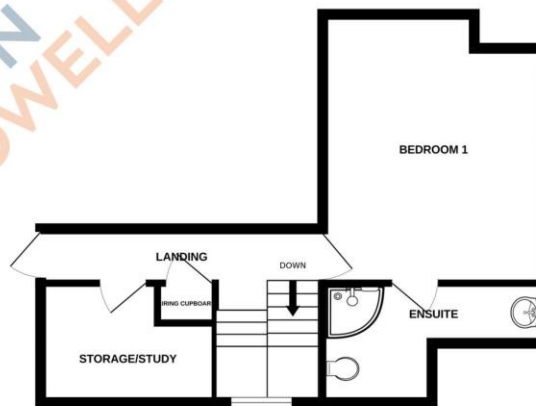
Lease Term Remaining 91 years

The property service charge £196.73 per month and a ground rent of £103.60 per annum.

GROUND FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	D5	T2
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

**COUNCIL TAX INFORMATION:**

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

**AGENTS 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.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.