



6 Redcot Mews, Stamford, PE9 1DE

 **NEWTON FALLOWELL**



## Key Features

- Top floor apartment
- Prime location of Stamford
- Spacious living room
- Modern kitchen
- Three piece bathroom
- Stunning views
- Allocated off road parking
- EPC rating - D
- Leasehold

£179,950





Elevated on the top floor, this sophisticated two-bedroom apartment affords breathtaking views of Stamford's picturesque landscape, conveniently located within a short walking distance from the town centre. The residence encompasses a well-proportioned living space, featuring a double bedroom and a single bedroom, a recently re-fitted three-piece bathroom, a generously sized living room, a fully equipped kitchen, and an allocated off-road parking space.

Accessed through a communal entrance with a staircase leading to the maisonette apartment, the property opens to a landing that seamlessly connects the bedrooms, bathroom, and living room. The light-filled living room, characterized by its spacious layout, seamlessly transitions into the well-appointed kitchen, which is adorned with an array of units. The master bedroom, complete with a built-in wardrobe, offers ample space, while the single bedroom provides a charming view of Stamford. The bathroom features a three-piece suite and an electric shower for added convenience.



Externally, the residence benefits from residents' parking, offering one dedicated parking space for this property. Additionally, residents can take advantage of a communal bike rack and a designated drying area.



Entrance hall 5.87m x 0.89m (19'4" x 2'11")

Living room 4.24m x 3.57m (13'11" x 11'8")

Kitchen 2.48m x 2.44m (8'1" x 8'0")

Bedroom one 4.24m x 2.40m (13'11" x 7'11")

Bedroom two 2.62m x 1.99m (8'7" x 6'6")

Bathroom 2.42m x 1.68m (7'11" x 5'6")

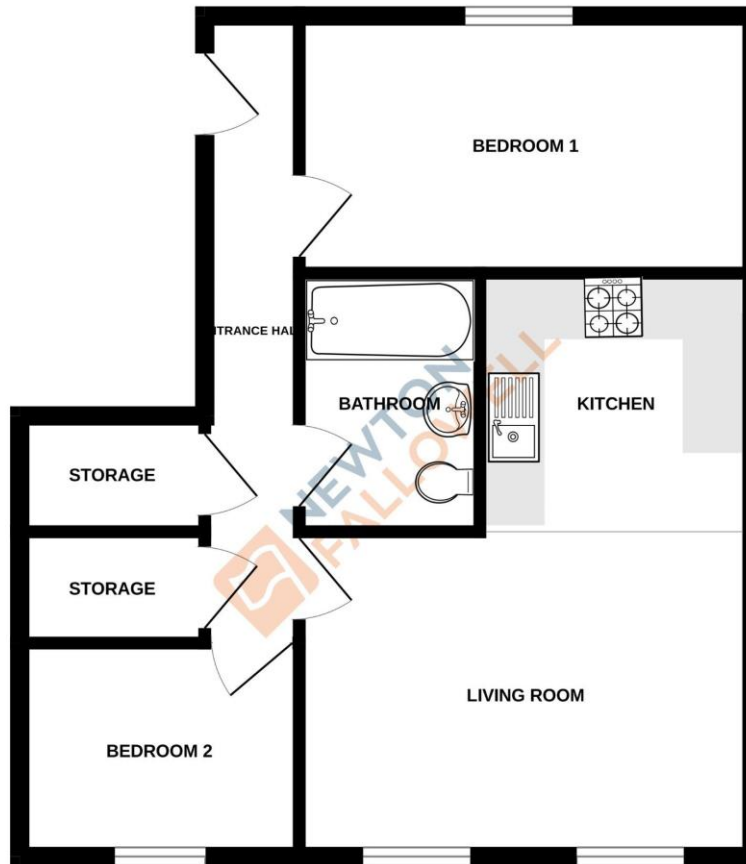
Agent Note 0.00m x 0.00m (0'0" x 0'0")

This is a lease hold property with approximately 91 years remaining. There is a ground rent & service charge of approximately 65pcm.



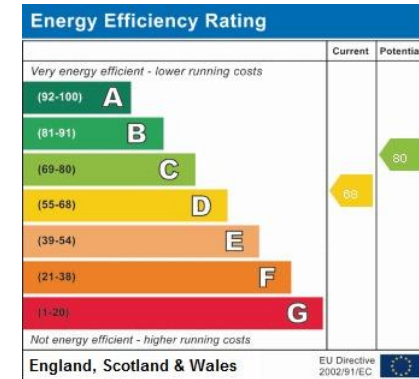


GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.3 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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**COUNCIL TAX INFORMATION:**

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

**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.