



51, Welland Mews, Stamford, PE9 2LW

 **NEWTON FALLOWELL**





## Key Features

- First floor over 55's apartment
- Lovely views of Stamford
- Residents parking
- Communal lounge and laundry room
- Light & airy living room
- Three piece bathroom
- Double bedroom and a single bedroom
- EPC Rating C
- Leasehold

Offers In Excess Of £180,000







First floor two bedroom over 55's apartment with lovely views of Stamford. This apartment offers a double bedroom, a single bedroom, a light and airy living room, three piece bathroom and kitchen.

The apartment is located on the first floor with an external entrance offering easy accessibility. Entering the property via the external communal staircase, you are greeted by an entrance hall with a handy storage cupboard and access to the living room, bedrooms (with both bedrooms offering lovely views over the River Welland) and the bathroom. The light and airy living room hosts an abundance of space and provides access to the kitchen which features an array of units. Completing the apartment is the three piece bathroom.



Outside, the communal grounds are beautifully maintained with many seating and patio areas and an expanse of lawn leading down to the river Welland. Residents and guest parking are available within the designated areas. A communal lounge is accessible to all residents as a lovely social environment, and two laundry rooms are available on the ground floor.





Entrance hall 3.85m x 1.60m (12'7" x 5'2")

Living room 5.17m x 4.76m (17'0" x 15'7")

Kitchen 2.96m x 1.61m (9'8" x 5'4")



Bedroom one 4.83m x 3.11m (15'10" x 10'2")

Bedroom two 2.81m x 2.51m (9'2" x 8'2")

Bathroom 2.18m x 1.68m (7'2" x 5'6")

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

Lease term - 125 years from 1990, 91 years remaining.

Service charge is £249.77 pcm from 1/4/24

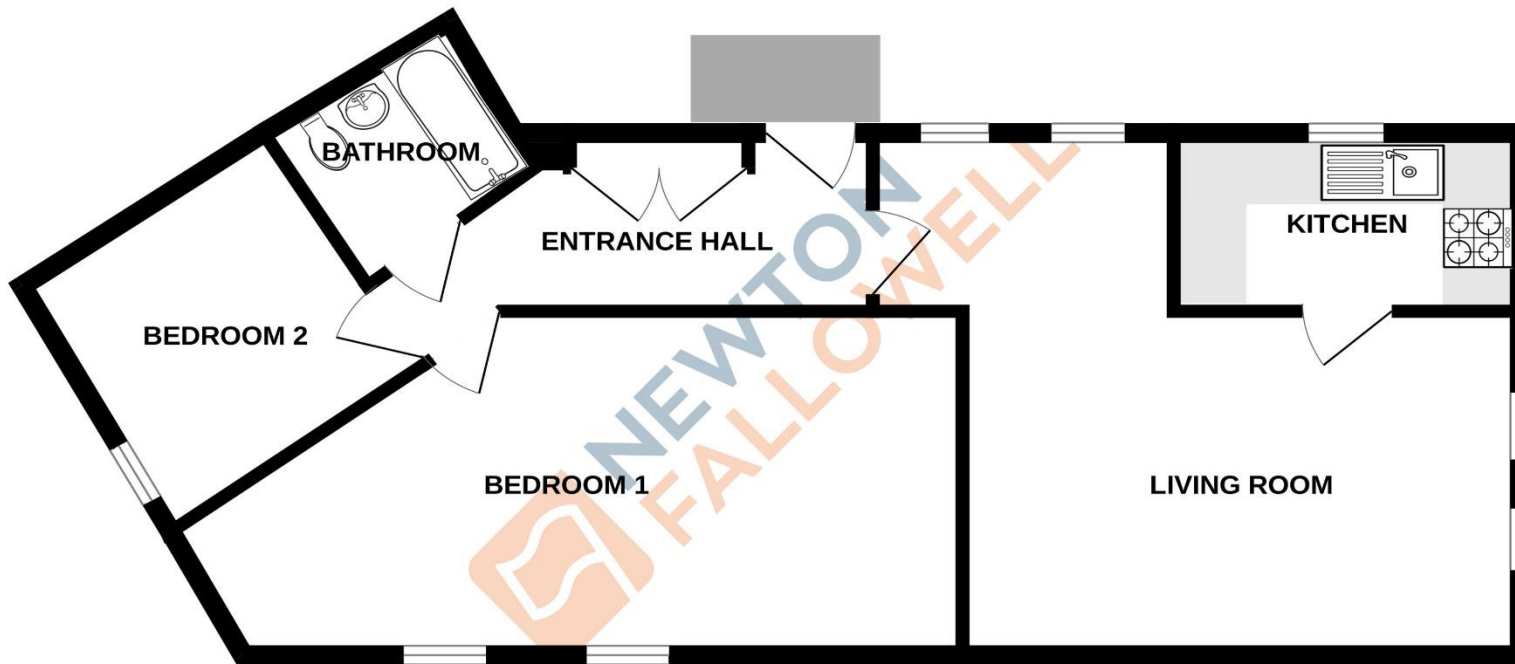






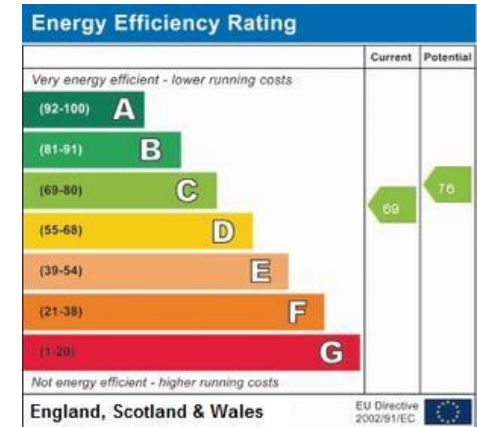


FIRST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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: B

**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.