



21 Phillips Court, Stamford, PE9 2EE

 **NEWTON FALLOWELL**



Key Features

- Attention Investors!! CENTRAL STAMFORD
- Ground Floor Studio Apartment
- Tenant in residence with current rent of £525 pcm
- Open Plan Living / Bedroom Studio
- Fitted Kitchen with Breakfast Bar
- Separate Utility Area
- Modern Fitted Shower Room
- DESIGNATED PRIVATE PARKING
- EPC Rating pending
- Leasehold

£99,950





ATTENTION LANDLORDS! Situated in the heart of Stamford with a PRIVATE PARKING SPACE is this well presented ground floor Studio Apartment with a resident tenant who is looking to extend their term for a further 12 months.

The property offers a fitted kitchen with a range of integrated appliances and storage, a useful breakfast bar, open studio space, a separate utility room and shower room. Outside there are communal grounds and bin store and set to the rear of the property is a private designated parking space.

The home has been well maintained and offers an ideal investment opportunity with the current rent at £525 pcm .

Kitchen 2.15m x 2.18m (7'1" x 7'2")

Studio 5.58m x 2.73m (18'4" x 9'0")

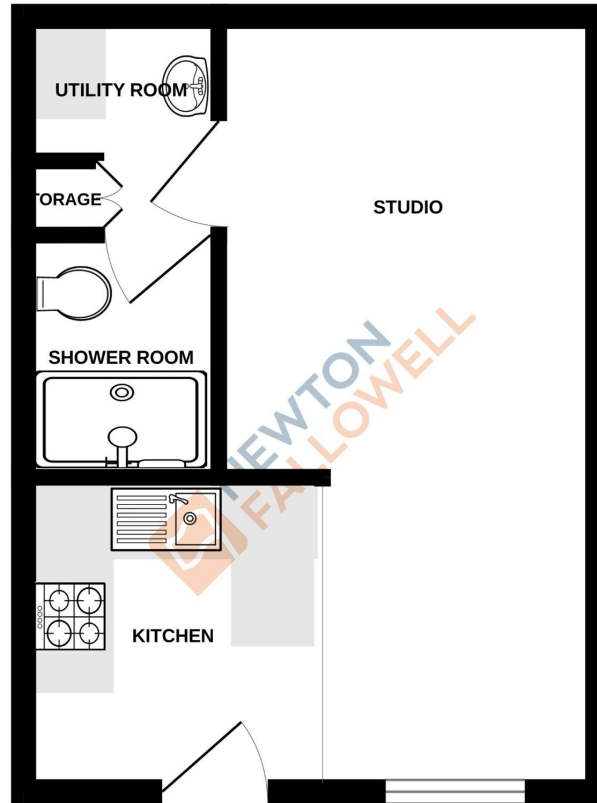
Utility room 1.58m x 1.41m (5'2" x 4'7")

Shower room 1.74m x 1.55m (5'8" x 5'1")

Agent Note 0.00m x 0.00m (0'0" x 0'0")
service charge £126.46 pcm, includes ground rent and building insurance
first port management company



GROUND FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 248 sq.ft. (23.1 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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(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: 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.

01780 754530
stamford@newtonfallowell.co.uk
4 Ironmonger Street, Stamford, PE9 1PL

