



7 Torkington Gardens, Stamford, PE9 2EW

 **NEWTON FALLOWELL**



Key Features

- Recently Improved Ground Floor Apartment
- Over 55's Development
- Centrally Located to Stamford Town
- Designated Parking Area
- One Large Bedroom with Fitted Furniture
- Lounge / Diner with Bay Window
- Refitted Kitchen & Bathroom
- No Onward Chain
- EPC Rating TBC
- Leasehold

£119,950





Situated a stones throw away from Stamford's Town Centre is this GROUND FLOOR one bedroom apartment placed in a quiet corner of Torkington Gardens development providing a superb alternative to a bungalow and having been updated to include a modern kitchen with integrated appliances, a modern bathroom suite and replacement flooring.

This well maintained property offers accommodation in brief comprising; an entrance hallway with twin useful storage cupboards, a lounge / diner with bay window, a newly fitted kitchen with integrated appliances, a double bedroom with fitted furniture and a modern fitted shower room.

Further features include a modern gas combi boiler, a replacement composite front door and upgraded electrics. Outside there are communal maintained grounds with several seating areas and a resident parking area with designated parking. NO ONWARD CHAIN



Entrance hall 2.59m x 1.42m (8'6" x 4'8")

Living room 4.66m x 3.59m (15'4" x 11'10")

Kitchen 2.59m x 1.48m (8'6" x 4'11")

Bedroom 4.66m x 2.67m (15'4" x 8'10")

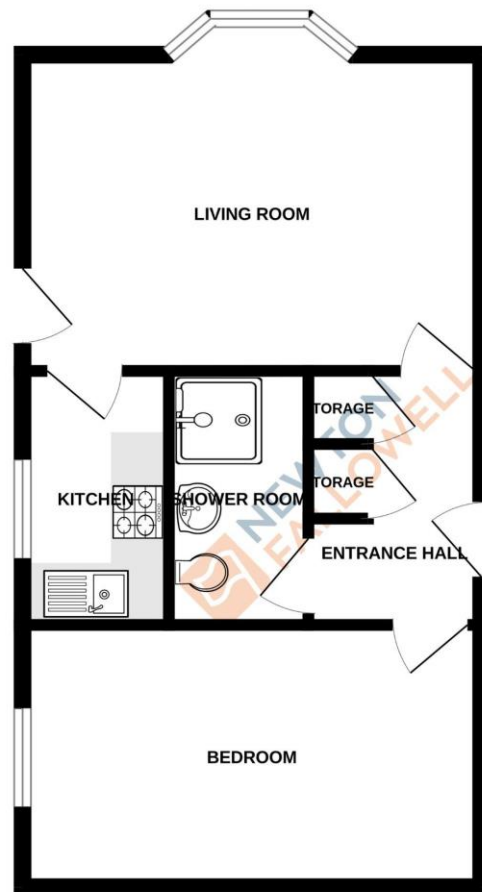
Shower room 2.61m x 1.43m (8'7" x 4'8")

Lease Details & Charges

The vendor has made us aware the lease holds a monthly service, maintenance, ground rent and insurance charge of £247.91 per month.

The lease was renewed in December 2021 with a 99 year lease in place.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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.
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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.