



Bentley Street, Stamford, PE9 1EU

 **NEWTON FALLOWELL**



Key Features

- Situated Only a Stones Throw From Town
- Two Bedroom First Floor Maisonette
- Two Well Balanced Double Bedrooms
- Large Lounge Diner
- Spacious Kitchen With a Wealth Of Units
- Three Piece Shower Room
- Fully renovated throughout
- EPC Rating - D
- Leasehold

£225,000





FULLY RENOVATED THROUGHOUT AND CURRENTLY BEING USED AS AN AIR BNB This gorgeous apartment is situated only moments walk from Stamford's town centre and boasts a generous lounge / diner with new flooring, a modern kitchen with an array of units and integrated appliances, two well-balanced double bedrooms and a re fitted shower room.

The property is accessed to the front via its own front composite door with no communal area, leading to a spacious landing connecting the large lounge/diner and the kitchen which offers a range of fitted units. The landing also connects two well-balanced double bedrooms, a handy storage cupboard and a spacious three-piece shower room mostly tiled. The property also benefits from UPVC double glazing and a modern gas central heating system.

Ideal for a first-time buyer or investor, early viewings are advised to avoid disappointment.



Lounge/Diner 3.76m x 3.61m (12'4" x 11'10")

Kitchen 4.55m x 1.78m (14'11" x 5'10")

Bathroom 2.90m x 1.68m (9'6" x 5'6")

Bedroom one 3.86m x 3.58m (12'8" x 11'8")

Bedroom two 3.35m x 2.26m (11'0" x 7'5")

Agent Note:

Leasehold

lease 999 Years From And Including 12 February 2016 To And Including 11 February 3015

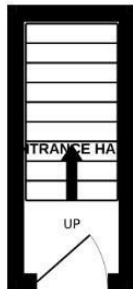
Pepper corn rent service charge - only pay when something is outstanding

Council Tax Band/Local Authority

A - South Kesteven District Council

GROUND FLOOR
38 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(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: SKDC
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.