



17 Albert Road, Stamford, PE9 2EA

 **NEWTON FALLOWELL**





## Key Features

- \*\* 50% Shared Ownership \*\*
- Three bedroom maisonette
- Light & airy living room
- Spacious kitchen diner
- Three double bedrooms
- Three piece bathroom
- Close proximity to Stamford town centre
- Permit parking available
- EPC Rating C
- Leasehold

Shared ownership £165,000





**\*\*50% SHARED OWNERSHIP\*\***

Newton Fallowell bring to market this well presented modern three bedroom maisonette, situated in the heart of Stamford with just a short walk from the town centre.

The property is arranged over two floors, entering via the spacious entrance hall with stairs leading to the first floor and a storage cupboard underneath. To one side is the light and airy living room with space for a dining table & chairs, also benefiting from a Juliet balcony, while on the other side is the spacious kitchen diner featuring a wealth of units. To the first floor the landing connects three well balanced double bedrooms and a family size three piece bathroom.

The property doesn't come with allocated parking, but permit parking is an option. Viewings highly recommended.

Entrance hall 2.91m x 2.58m (9'6" x 8'6")

Living room 5.33m x 3.26m (17'6" x 10'8")

Kitchen 4.68m x 3.51m (15'5" x 11'6")

Landing 1.91m x 1.87m (6'4" x 6'1")

Bedroom one 3.52m x 5.36m (11'6" x 17'7")

Bedroom two 3.96m x 2.67m (13'0" x 8'10")

Bedroom three 3.96m x 2.6m (13'0" x 8'6")

Bathroom 2.07m x 1.67m (6'10" x 5'6")

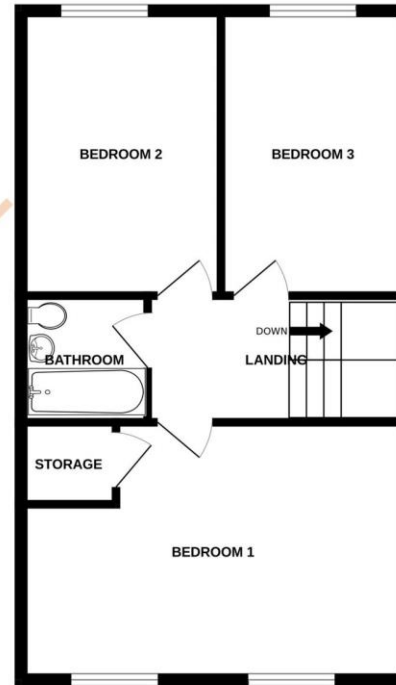
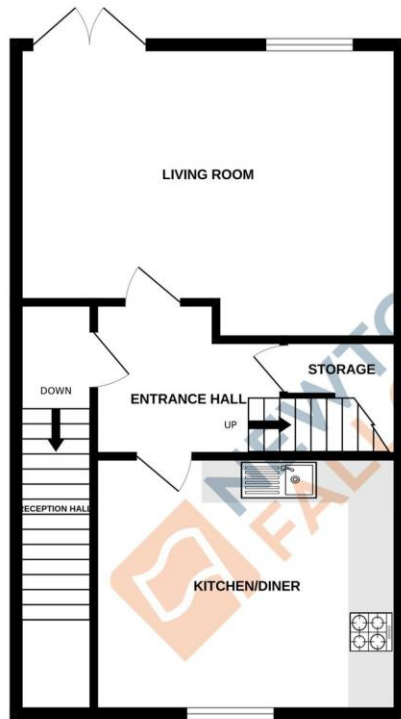
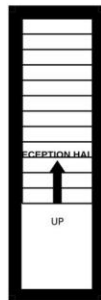
**Agent Note**

50% shared ownership  
£310 rent per month paid to Muir Group, 181 years left on the lease.

GROUND FLOOR  
49 sq.ft. (4.6 sq.m.) approx.

1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

2ND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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.