



6 Berkeley Court, Stamford, PE9 1TY

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- Well-presented two bedroom maisonette
- Private front entrance
- Refurbished throughout
- Well-appointed kitchen with integrated white goods
- Spacious lounge diner
- Master bedroom with built-in wardrobe storage
- Refurbished modern shower room
- Garage en bloc
- EPC Rating C
- Leasehold with share of the freehold

Guide Price £220,000





**\*\*GUIDE PRICE £220,000 – £230,000\*\***

Well-presented two-bedroom maisonette FOR SALE. Conveniently located a short walk from Stamford Town centre, local supermarkets, convenience shops and Stamford Hospital. A fantastic opportunity awaits a first-time buyer or property investor, a real must see property.

Set on the first floor with it's own private entrance, the accommodation comprises of entrance and stairs to first floor refurbished throughout to present the property in a light and modern setting, spacious living diner, well-appointed, fitted kitchen with built-in dual oven, electric hob, dishwasher and fridge freezer.

Bedroom one with built-in wardrobes, further well balanced bedroom and a well fitted modern shower room with large walk-in cubicle and plenty of storage space complete with hand basin, toilet and tiled throughout.

Outside there is a single garage en-bloc and parking space available.

The property is leasehold and has 962 years remaining.

Entrance hall 3.38m x 3.2m (11'1" x 10'6")

Living room 5.26m x 3.96m (17'4" x 13'0")

Kitchen 2.34m x 3.17m (7'8" x 10'5")

Bedroom one 2.97m x 4.17m (9'8" x 13'8")

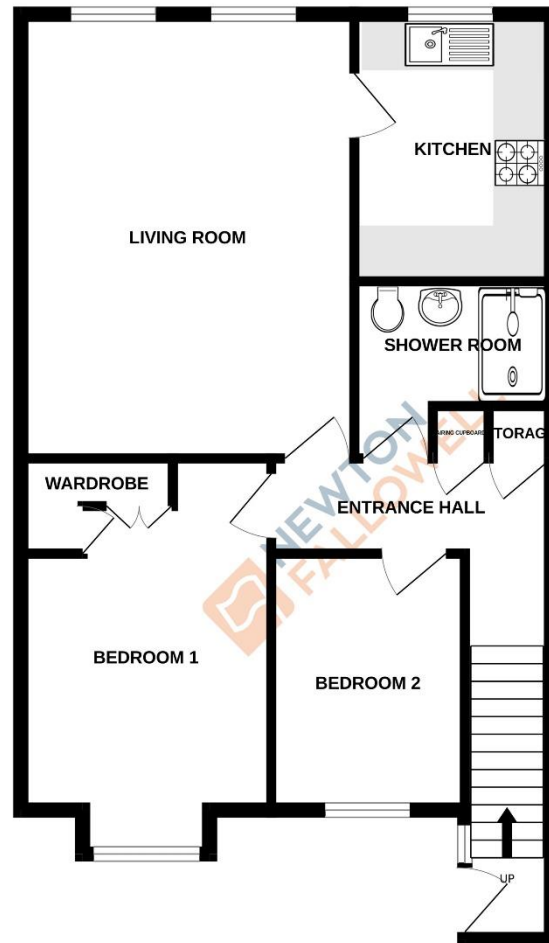
Bedroom two 2.29m x 3.05m (7'6" x 10'0")

Shower room 2.44m x 2.35m (8'0" x 7'8")

#### Agent Note

Annual service charge £1140. £95 p/m. Residents pay to management company. Share of Freehold with the rest of the owners.

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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.