



Flat 9 Redcot Mews, Stamford, PE9 1DE

 **NEWTON FALLOWELL**

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Key Features

- Top floor apartment
- Ideal for first time buyers and investors
- Two bedrooms, one double and one single
- Stunning views over Stamford
- Large living room
- Well equipped kitchen
- Close to central Stamford
- Re-fitted three piece bathroom
- Allocated off road parking for one
- EPC Rating C
- Leasehold

£165,000





****IDEAL FOR FIRST TIME BUYERS AND INVESTORS WITH THE OPTION OF TENANT IN SITU****

Top floor two bedroom apartment with stunning views over Stamford, this lovely apartment is being sold with no onward chain and is only a short walk from the town centre. The apartment boasts one double and single bedroom, re-fitted three piece bathroom, spacious living room, well equipped kitchen and allocated off road parking for one.



A communal entrance with a flight of stairs leads to this maisonette apartment. On entering the property a flight of stairs leads to the landing which offers great flow, connecting both bedrooms, bathroom and living room. The light and airy living room has ample space and an opening which leads into the kitchen which has a wealth of units. There is a spacious double bedroom with built in wardrobe and a single bedroom with a gorgeous view over Stamford. The bathroom is equipped with a three piece suite and electric shower.



Outside is the residents parking where you will find one allocated parking space for this property. There is also a communal bike rack and drying area.

Entrance hall 2.11m x 3.48m (6'11" x 11'5")

Living room 3.14m x 4.19m (10'4" x 13'8")

Kitchen 2.43m x 2.45m (8'0" x 8'0")

Bedroom one 2.4m x 5.41m (7'11" x 17'8")

Bedroom two 2.1m x 2.13m (6'11" x 7'0")

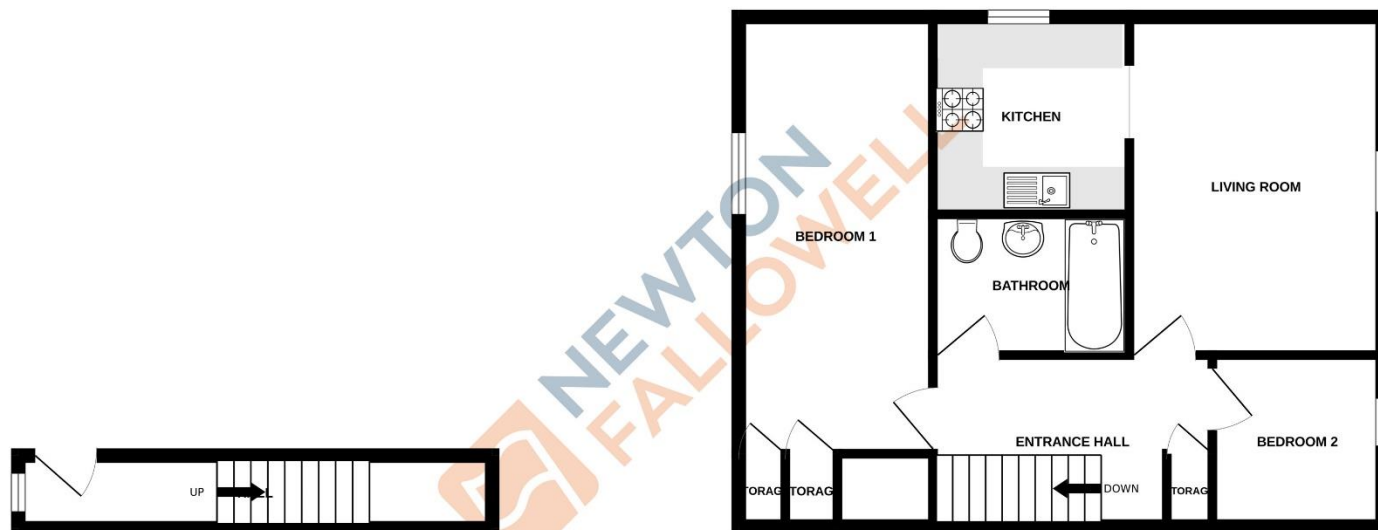
Bathroom 1.68m x 2.41m (5'6" x 7'11")

Agent Note

Lease length 125 years from 1/1/1991
Service charge and ground rent is £65pcm, paid to Richardson Chartered Surveyors.

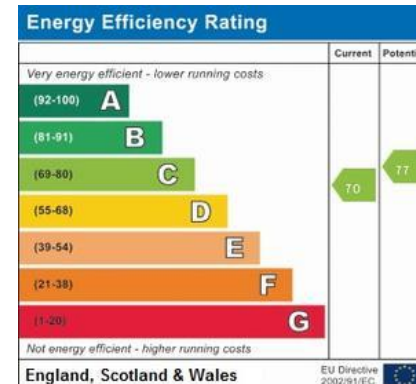
GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.

FIRST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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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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.