



24 Riverside Place, Stamford, PE9 2DX

 **NEWTON FALLOWELL**

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Key Features

- ***NO ONWARD CHAIN***
- Close to Stamford train station and local amenities
- Open plan living/kitchen/dining area
- 1 single and 1 double bedroom with family bathroom
- Secure access with intercom system
- Integrated white goods
- Designated parking space
- Ideal for investors and first-time buyers
- EPC Rating - TBC
- Leasehold

Offers in excess of £260,000





NO ONWARD CHAIN

Set within this highly regarded development in the heart of Stamford, "Riverside Place" offers the convenience of being within a short walk from the Stamford station, The Meadows, Burghley Park, and the High Street.

This well-presented TWO BEDROOM, FIRST FLOOR APARTMENT boasts an open plan living/kitchen/dining area, two well-proportioned bedrooms, a family bathroom, and an ALLOCATED PARKING SPACE.

The property is set within one block accessed via a secure intercom system to a communal hall housing the mailboxes, lift and stairs to the upper floors. A private front door leads into the hallway with doors to all rooms and the airing cupboard housing a condensing gas boiler.

The bedrooms are both well balanced with one large double and a suitable single/small double. The bathroom has been fitted with a white three-piece suite including a shower over the bath. The living area is open plan with one end hosting the kitchen which features a range of fully integrated appliances including a separate fridge, freezer, gas hob with extractor over, oven, dishwasher & washing machine. The living and dining areas enjoy French doors which open inwards creating a Juliette balcony overlooking the communal gardens.

Outside the property there are communal grounds which are maintained under the management fee and a designated parking space. EPC rating: B.

Ideal for investors and first-time buyer, don't miss

out on a chance to own your own piece of Stamford and enquire today!

Communal hallway

Entered via a secure intercom or coded keypad system leads in to the communal area with mailboxes, stairs to the upper floors, lift and private front door.

Entrance hall

5.00m x 1.09m

Kitchen area

3.48m x 3.35m

Living / dining area

6.91m x 3.68m

Bedroom 1

3.38m x 3.05m

Bedroom 2

3.38m x 2.18m

Bathroom

2.16m x 2.01m

Outside

Communal landscaped grounds with several pedestrian walkway areas which within 5 minutes will reach the High Street, the Rail Station, Burghley Park and The Meadows. One designated parking space and a communal bin store.

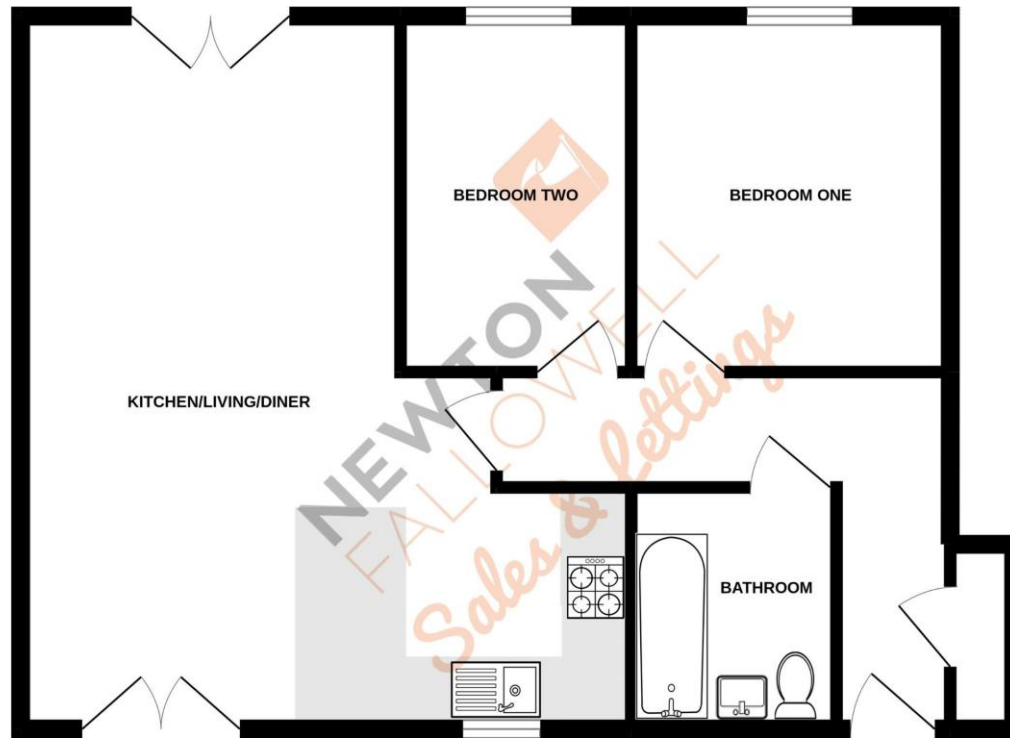
Agent Note

Monthly service charge - £261.81

Annual ground rent - £250.00

Leasehold - 125 years from 1 January 2006 to 31 December 2130 - 105 years remaining

GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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.

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.