



34B Broad Street, Stamford, PE9 1PJ

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Tastefully decorated throughout
- Unique features and bespoke fitted wardrobes
- Top floor apartment
- No onward chain
- Beautiful views over Stamford town
- Two handy loft spaces
- Modern kitchen and dining room
- EPC Rating E
- Leasehold

Guide Price £200,000 - £210,000





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Set in the centre Stamford sits this Grade II listed TWO BEDROOM APARTMENT boasting a deceptively spacious interior which has been renovated retaining many original features. There is a cosy living area, a bespoke fitted kitchen and converted roof space. The property is set only a few minutes walk from the Rail Station, High Street and a short drive to the A1 for commuters. NO CHAIN

The apartment is located on Broad St and has a communal entrance to the side of the building. A stairway leads to this top floor apartment which also hosts communal recycling facility and bike racks.

This property comprises a spacious entrance hall with stunning oak flooring, lighting under the stairs and various bespoke fitted storage cupboards. To one side are the two bedrooms, the master a large double bedroom which has dual windows, spot lights and enjoys views over Stamford, the other single bedroom currently being used as an office, features handy storage cupboards/wardrobes, plus has spotlights as well. To the other side of the property is the cosy lounge, tastefully decorated and has dual windows for extra light, a kitchen diner with an array of modern units and integrated appliances and a modern three piece bathroom again featuring bespoke fitted storage cupboards for easy living use.



There are two loft spaces, one accessed via the lounge, while the other loft is above the kitchen and currently being used as a further dressing/storage room.

Entrance Hall 4.67m x 1.98m (15'3" x 6'5")

Lounge 4.42m x 3.53m (14'6" x 11'7")

Kitchen / Diner 4.09m x 2.01m (13'5" x 6'7")

Master Bedroom 3.63m x 3.35m (11'11" x 11'0")

Bedroom 2 2.75m x 2.01m (9'0" x 6'7")

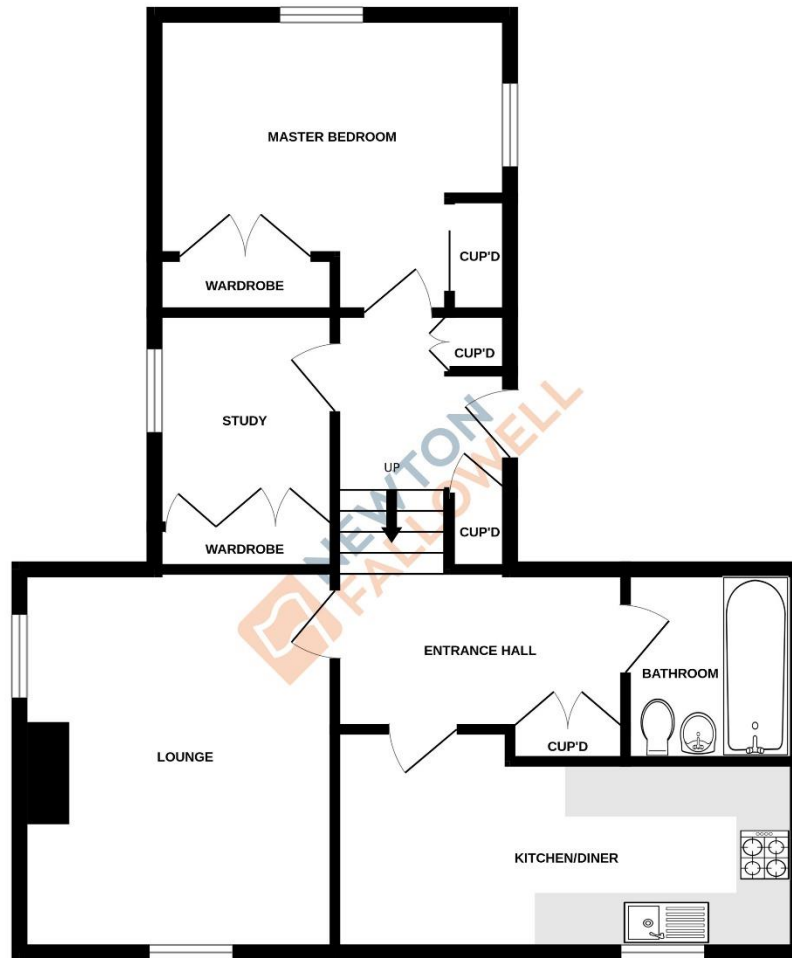
Bathroom 1.93m x 1.80m (6'4" x 5'11")

Loft 1 5.64m x 1.78m (18'6" x 5'10")

Loft 2 6.93m x 1.24m (22'8" x 4'1")



GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 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		
(39-54) E	49	50
(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: 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.