



Brownlow Quay, Stamford



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## Key Features

- Two Bedroom First Floor Flat
- Stunning Views Overlooking the River Welland
- Allocated Off Road Parking
- Tucked Away Position in the Heart of Stamford
- NO ONWARD CHAIN
- South Facing Balcony
- Council Tax Band - D
- EPC Rating - TBC
- Leasehold

£250,000







**\*NO ONWARD CHAIN\*** Newton Fallowell are pleased to present this charming first-floor apartment, offering stunning views over the River Welland. Situated in a peaceful, tucked-away location at the heart of Stamford town centre, this property comes with the added benefits of allocated parking and beautifully maintained communal grounds. Uniquely positioned on the first floor, it offers both privacy and tranquillity.

Accessed through a secure communal entrance lobby, the property comprises an entrance hall with two convenient storage cupboards, a spacious living room with river views and direct access to a private balcony, also overlooking the river. The fitted kitchen includes a fridge-freezer, dishwasher, oven, and hob, perfect for a comfortable cooking experience. The apartment features a large double bedroom, a generous single bedroom, and a well-appointed bathroom with a shower over the bath. Externally, there is allocated parking for one vehicle, along with additional visitor parking spaces. This delightful property offers a wonderful combination of peaceful living and proximity to the town centre.



Lounge 3m x 6.44m (9'10" x 21'1")

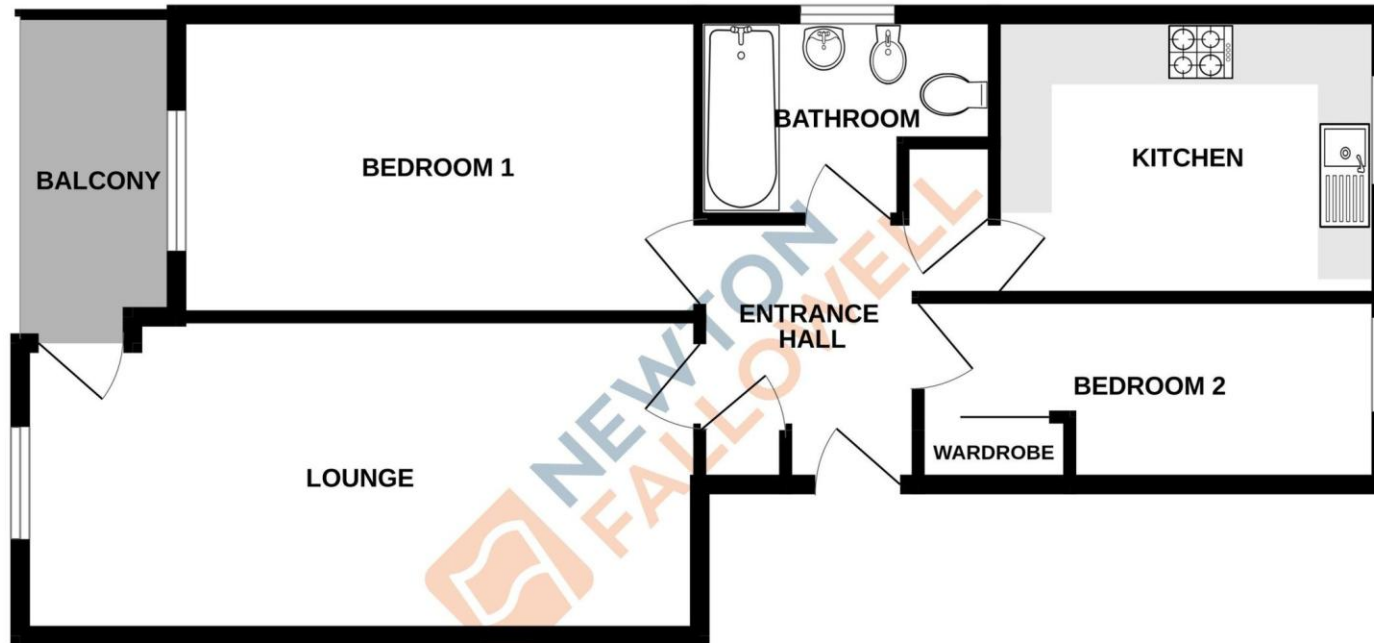
Kitchen/Breakfast Room 2.56m x 2.95m (8'5" x 9'8")

Bedroom One 2.69m x 4.85m (8'10" x 15'11")

Bedroom Two 4.32m x 1.68m (14'2" x 5'6")

Bathroom 1.69m x 2.73m (5'6" x 9'0")

630 sq.ft. (58.5 sq.m.) approx.



BROWNLOW QUAY

TOTAL FLOOR AREA : 630 sq.ft. (58.5 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  
Council Tax Band: D

**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.