



Riverside Place, Stamford, PE9 2DX

 **NEWTON FALLOWELL**

£270,000



Key Features

- Centrally Located Ground Floor Apartment
- 3 Minutes to Shops & Rail Station
- Two Bedrooms & Bathroom
- Open Plan Living / Kitchen / Dining Area
- Designated Parking Space
- No Onward Chain
- EPC Rating C





Set within this highly regarded development in the heart of Stamford, "Riverside Place" offers the convenience of being only a short walk from the Rail Station, The Meadows, Burghley Park and the High Street. This stunning TWO BEDROOM GROUND FLOOR APARTMENT boasts an open plan living / kitchen / dining area with a triple aspect, two well proportioned bedrooms both with fitted wardrobes, a family bathroom and 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 in to the hallway with laminate flooring which continues throughout the property. The bedrooms are both well balanced with one large double and a suitable single / small double. The bathroom has been fitted with a white 3 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, 5 ring hob with extractor, oven, dishwasher & washer/dryer. The lighting, blinds and curtains are included also. The living and dining areas enjoy two sets of French doors which open inwards creating a Juliette balcony onto the communal gardens.

Outside the property there are communal grounds which are maintained under the management fee and a designated parking space. Several pedestrian walk ways lead to the Town Centre which is only 5 minutes walk from the Rail Station, The Meadows, Burghley Park and the High Street.

Entrance hall 5m x 1.09m (16.4ft x 3.6ft)

Kitchen 3.48m x 3.35m (11.4ft x 11ft)

Living / dining area 6.91m x 3.68m (22.7ft x 12.1ft)

Bedroom one 3.38m x 3.05m (11.1ft x 10ft)

Bedroom two 3.38m x 2.18m (11.1ft x 7.2ft)

Bathroom 2.16m x 2.01m (7.1ft x 6.6ft)

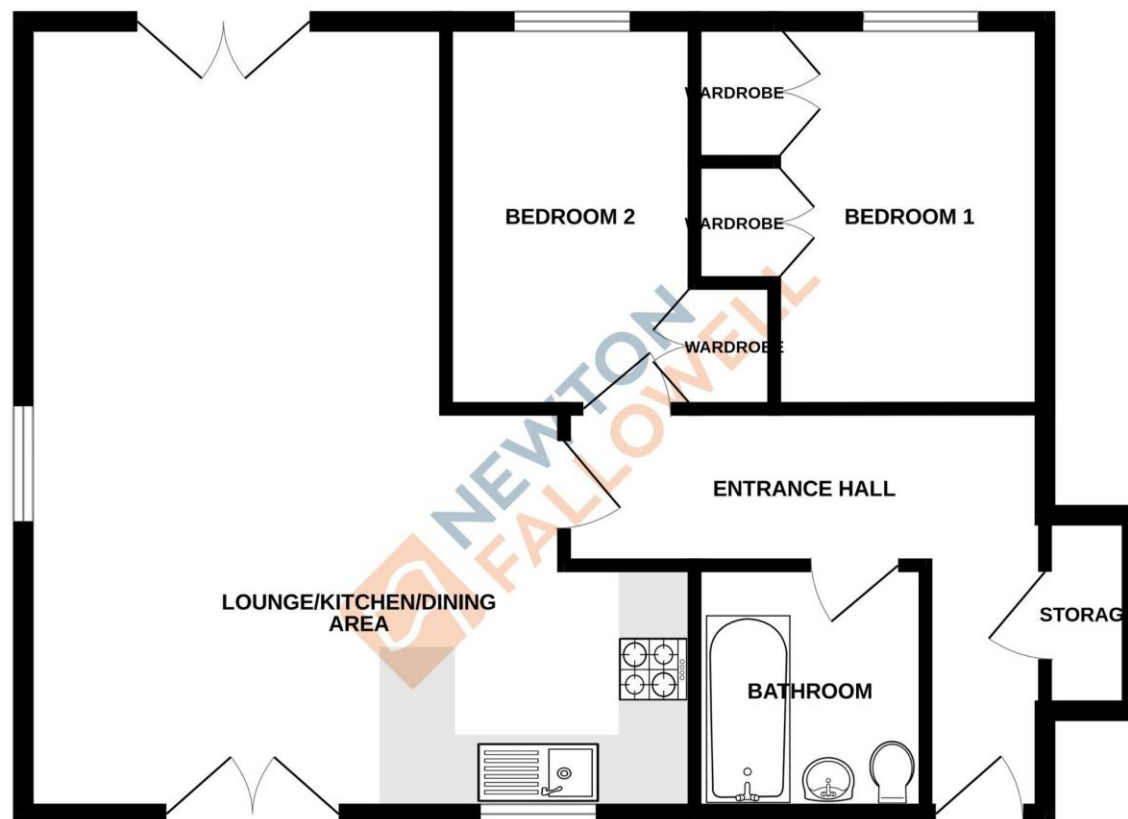
Agent Note:

The property is a leasehold with approximately 105 years remaining on the lease. Ground rent which is £250pa and a service charge of £3000pa.

NO ONWARD CHAIN

With all appliances; curtains; blinds; Lighting; and flooring included in the sale price, This property is 'move in' ready!

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92-100) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(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.