



**32 Phillips Court**  
**Stamford PE9 2EE**



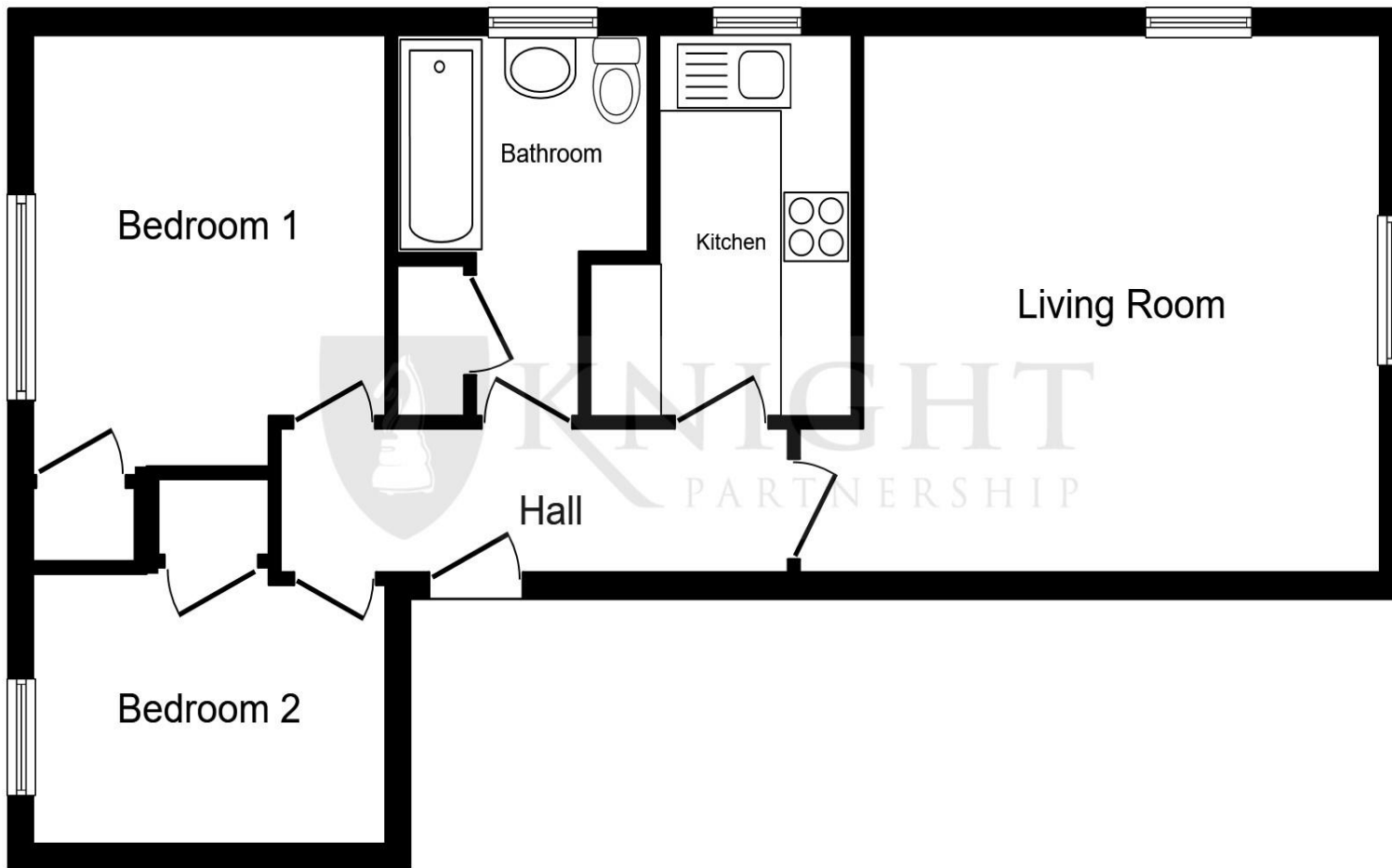
**KNIGHT**  
PARTNERSHIP



*Welcome to*  
**32 Phillips Court**

A beautifully refurbished first floor apartment located centrally in Stamford enjoying river views in a purpose built development with both allocated and guest parking available with no onward chain. This property lies convenient to the Station, Burghley Park and the Town Centre alike.





**Communal Entrance Hall**

**Personal Entrance Hall**

**Lounge**

13' 7" x 16' 2" ( 4.14m x 4.93m )

**Kitchen**

9' 11" x 7' 3" ( 3.02m x 2.21m )

**Bathroom**

9' 11" x 6' 3" ( 3.02m x 1.91m )

**Main Bedroom**

11' 5" x 9' 10" ( 3.48m x 3.00m )

**Bedroom Two**

7' 4" x 9' 10" ( 2.24m x 3.00m )

**Outside**

**Allocated Parking Space**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Welcome to

## 32 Phillips Court

- Stunning Town Centre Apartment
- Beautifully Refurbished
- Refitted Kitchen With Integrated Appliances
- Fabulous Refitted Bathroom
- River View
- Allocated Parking Space
- Big Loft Space Fully Boarded
- No Chain

Tenure: Leasehold EPC Rating: D

**£214,500**

Refurbished to a high specification by the current owner is this first floor apartment with accommodation comprising; Communal Entrance Hall with stairs up to the first floor landing and Personal front door opening into the apartment, the property benefits from an intercom entry system located by the front door to allow remote entry for guests. The hall leads through to the dual aspect lounge with views over the river to the front. The kitchen has been beautifully refitted and offers integral appliances including oven and hob, fridge and freezer and slim-line dishwasher. The bathroom has also been refitted to offer a shower over the bath, and the airing cupboard has been configured to provide plumbing for the washing machine (also included). To the rear of the property are two bedrooms both with built in wardrobes. The apartment benefits from new flooring throughout and has been rewired to current standards. There is a big loft space which is fully boarded for storage.

Outside are communal unallocated spaces to the front and an allocated parking space to the rear. A popular location for holiday lets and owner occupied residences this development lies on the doorstep of all that Stamford has to offer.



This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Oct 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Please note the marker reflects the postcode not the actual property

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