



**Torkington Gardens**  
**Stamford PE9 2EW**



**KNIGHT**  
PARTNERSHIP

*Welcome to*  
**Torkington Gardens**

Situated within a short walk of the town centre and opposite Waitrose, is this well-presented first floor over 55's apartment. Benefits from having a chair lift, resident parking, communal courtyard gardens, warden controlled with emergency alarms.





### Entrance Hall

### Lounge

11' 6" x 17' 2" ( 3.51m x 5.23m )

### Kitchen

11' 6" x 4' 10" ( 3.51m x 1.47m )

### Bedroom One

8' 9" x 15' 3" ( 2.67m x 4.65m )

### Bedroom Two

10' x 6' 8" ( 3.05m x 2.03m )

### Shower Room

4' 9" x 7' 8" ( 1.45m x 2.34m )

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

## Torkington Gardens

- Retirement Complex for Persons Over 55
- Situated Within a Short Walk of the Town Centre
- First Floor Apartment
- Two Bedrooms
- Enclosed Communal Courtyard

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The accommodation comprises: Entrance Hall with a coat cupboard & storage cupboard, dual aspect lounge with glazed doors to the kitchen which has a range of units and space for a washing machine, cooker & fridge. There are two bedrooms, both overlooking the central courtyard, and a shower room with large shower. Offered for sale with no onward chain.

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

**£140,000**



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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