



Gresley Drive
Stamford PE9 2ZB

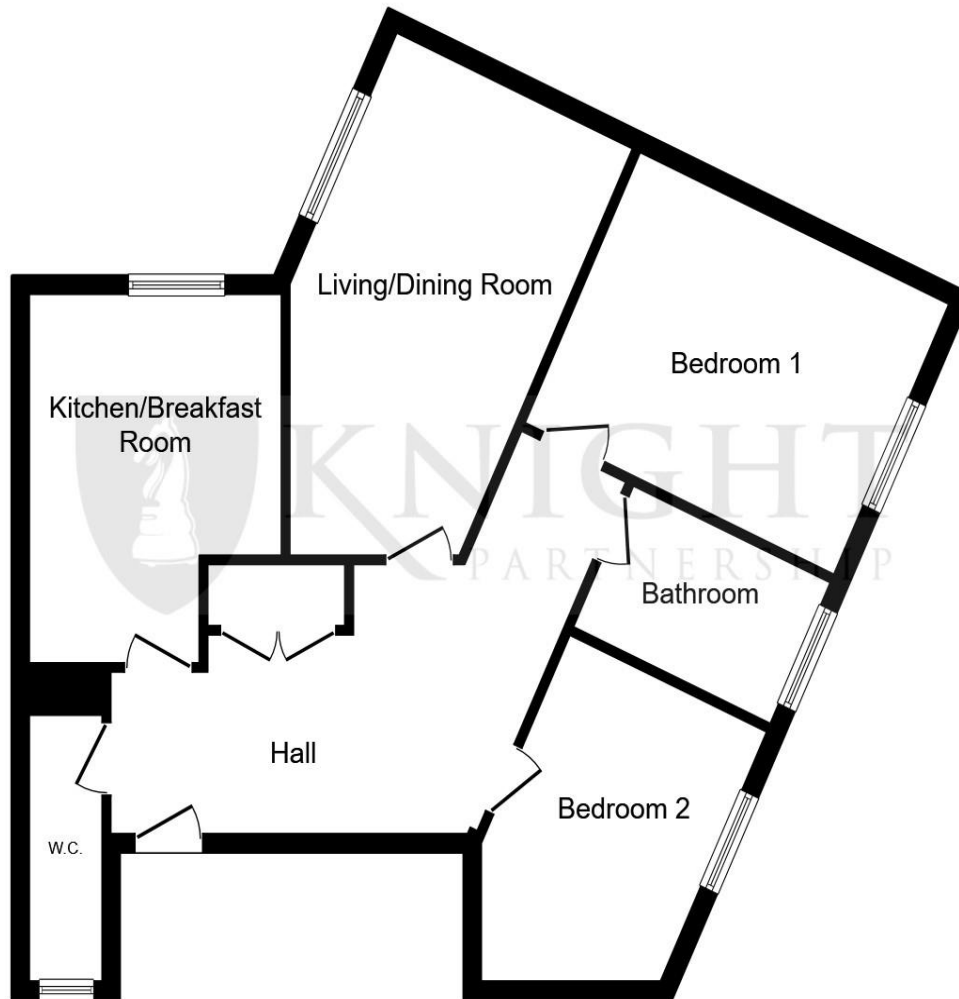


KNIGHT
PARTNERSHIP

Welcome to
Gresley Drive

This well-appointed and spacious first floor apartment is situated within a stones' throw of the Train Station and only a short walk to the town centre, offering light & bright accommodation with two bedrooms, a kitchen breakfast room and an allocated parking space.





Communal Entrance Hall

Entrance Hall

Lounge Dining Room

21' 9" x 11' 4" (6.63m x 3.45m)

Kitchen Breakfast Room

9' 9" x 13' 3" (2.97m x 4.04m)

WC

Bedroom One

10' 8" x 13' (3.25m x 3.96m)

Bedroom Two

12' 2" x 8' 4" (3.71m x 2.54m)

Bathroom

12' 2" x 8' 4" (3.71m x 2.54m)

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

Welcome to Gresley Drive

- Spacious First Floor Apartment
- Town Centre Location
- Close Proximity to the Train Station
- Two Bedrooms, Kitchen Breakfast Room
- Additional WC

Tenure: Freehold EPC Rating: C

offers over

£230,000

This thoughtfully configured spacious apartment offers accommodation comprising: Shared entrance hall (shared with ground floor apartment) with stairs up to the front door, generous entrance hall with coat cupboard & loft hatch, and the spacious lounge dining room. The kitchen breakfast room has integrated appliances including an oven & hob, dishwasher, washing machine & fridge freezer, and a pantry. There are two bedrooms, and a bathroom with shower over the bath, and additional WC.

Outside the allocated parking space sits to the left of the property.

Offered for sale with no onward chain, a 999 year lease with a share of the freehold and benefits from no management fees. Viewing is highly recommended to fully appreciate this unique property!

Agents Note; The property is held on a leasehold title with the buyer benefitting from a Reverse Freehold. On completion you will own the Freehold with the other leaseholder. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability to satisfy yourself in this regard.



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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Property Ref:

SMD104419 - 0003