



NEWTON
FALLOWELL

2 Pauleys Court St. Leonards Street, Stamford, PE9 2HF



NEWTON FALLOWELL

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Key Features

- Available Early September
- Two Bedroom Maisonette
- Nearly 1,200sqft of Accommodation!
- Allocated Parking Space
- Two Double Bedrooms
- Some Integrated Appliances
- EPC: C (to be re-assessed)
- Council Tax: Band D
- EPC Rating B

£1,150 PCM





****Available End Of June**** Set within this highly regarded gated development Pauley's Court in the centre of Stamford, offering the convenience of being within a ten minute walk of the Train Station, The Meadows, Burghley Park and barely a two minute walk from the High Street is this deceptively spacious TWO BEDROOM Maisonette, providing nearly 1,200sqft of accommodation including a dual aspect living room, open plan kitchen/dining area, two excellently sized bedrooms, a family bathroom and an ALLOCATED PARKING SPACE.

The property is accessed via a private front door into an entrance hall which presents stairs to the first floor landing, which in turn presents access to the living accommodation. On this first floor, this consists of a large open plan kitchen/diner, which benefits from an integrated fridge/freezer, oven and hob and freestanding dishwasher, as well as space for a freestanding washing machine and tumble drier. Double doors open into the large living room, which in turn leads back onto the landing. From this landing, there is a pleasant balcony which provides a lovely place for a morning coffee or evening glass of wine with a book. Further stairs lead up to the second floor, which presents the two double bedrooms, which are both well balanced, large doubles, but with one having integrated wardrobes lending itself to be the master. The bathroom has been fitted with a white 3 piece suite including a shower over the bath.

Outside the property there are pleasant borders which are maintained under the management fee (included in the rent) and a designated parking space, all within the gated courtyard. Contact Newton Fallowell, Stamford to arrange your viewing on this fantastic property!

Entrance Hall and Stairs to First Floor

First Floor Landing

Kitchen/Diner

Living Room

Stairs to Second Floor

Second Floor Landing

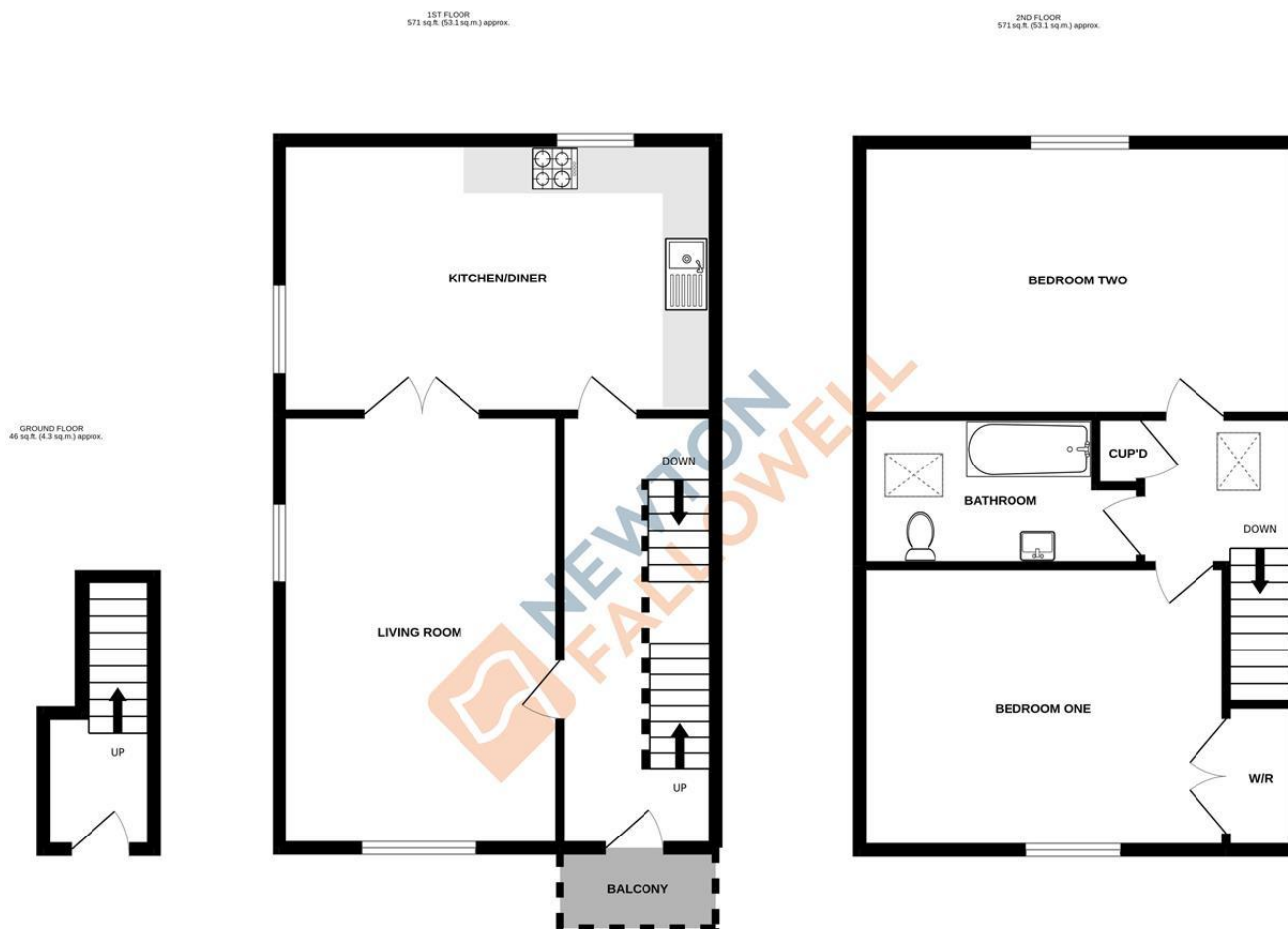
Bedroom One

Bedroom Two

Family Bathroom

Council Tax

The Property is a Council Tax Band D, payable to South Kesteven District Council



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
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.