



6, Phillips Court, PE9 2EE

 **NEWTON FALLOWELL**



Key Features

- First Floor Apartment
- Double Bedroom
- Fully Furnished
- Three Piece Shower Room
- Open Plan Living
- Modern Kitchen
- EPC Rating - C

£850 PCM





**** Available Now - Fully Furnished ****

One bedroom first floor apartment conveniently located off Water St in the popular development of Phillips Court. The apartment boasts modern upvc double glazing, an open plan living room / kitchen, spacious double bedroom, three piece en suite, allocated off road parking and only a short walk to the town centre.

On entering the complex, a communal entrance with staircase leads to the apartment. On entering the apartment, you are greeted by a light and airy open plan living room / kitchen. The living room has ample space for sofa and breakfast table and the kitchen has a wealth of units with a lovely bay window looking out to Stamford. The double bedroom is adjacent the living room and has a built in wardrobe and its own three piece en suite shower room.

Outside an allocated parking space is adjacent to the block which is ideal this close to the town centre.





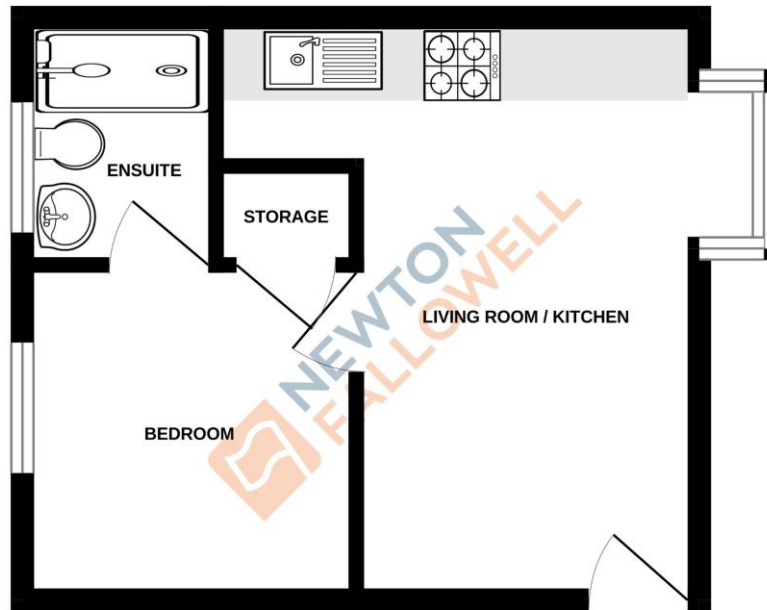
Living room / Kitchen 3.72m x 4.42m (12'2" x 14'6")

Bedroom 2.34m x 2.58m (7'8" x 8'6")

En-suite 1.51m x 2m (5'0" x 6'7")



GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 257 sq.ft. (23.9 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+) A		
(81-91) B		
(69-80) C	71	77
(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: A

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.

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