



Flat 3, Lansbury House St Marys Place, Stamford, PE9 2DN

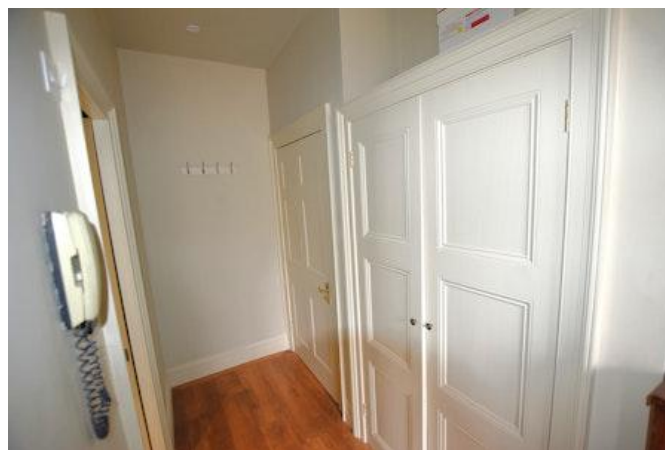
 **NEWTON FALLOWELL**



Key Features

- Characteristic Building
- Large open plan living
- Modern kitchen with integrated appliances
- One bedroom
- Modern three piece shower room
- Town centre location
- Council Tax Band – B
- Electric underfloor heating
- EPC Rating E

£850 PCM





****AVAILABLE NOW**** Presented within a characteristic building, this one-bedroom flat provides contemporary living in a central position in Stamford Town. Thoughtfully designed, the property benefits from a large open plan living area that offers versatile space for both relaxation and entertaining. The modern kitchen is enhanced by integrated appliances, combining practicality and style for ease of use. The bedroom is well-sized, supporting comfort and privacy, while the modern three piece shower room has been finished to a high standard. The property is set within a town centre location, ensuring convenient access to a variety of amenities. Council Tax Band: B. On-street parking.

Local area

Conveniently positioned in the centre of Stamford, this property directly connects residents to a vibrant array of local shops, services, and public transport links. Stamford Town is renowned for its rich heritage and offers a mixture of cultural attractions and practical facilities, creating an appealing balance for both professional and personal life.



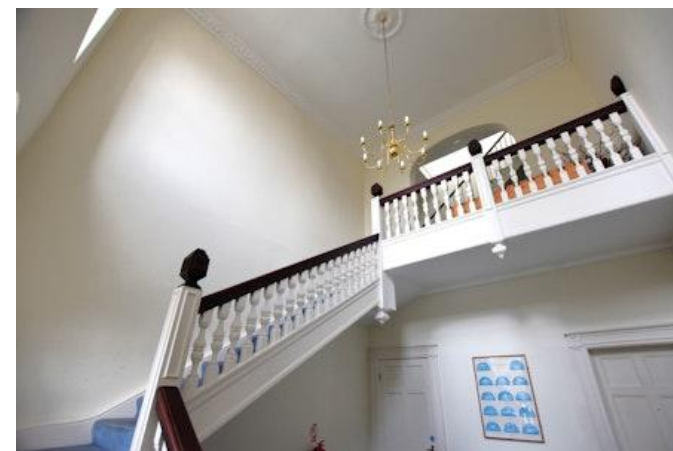


Entrance Hall

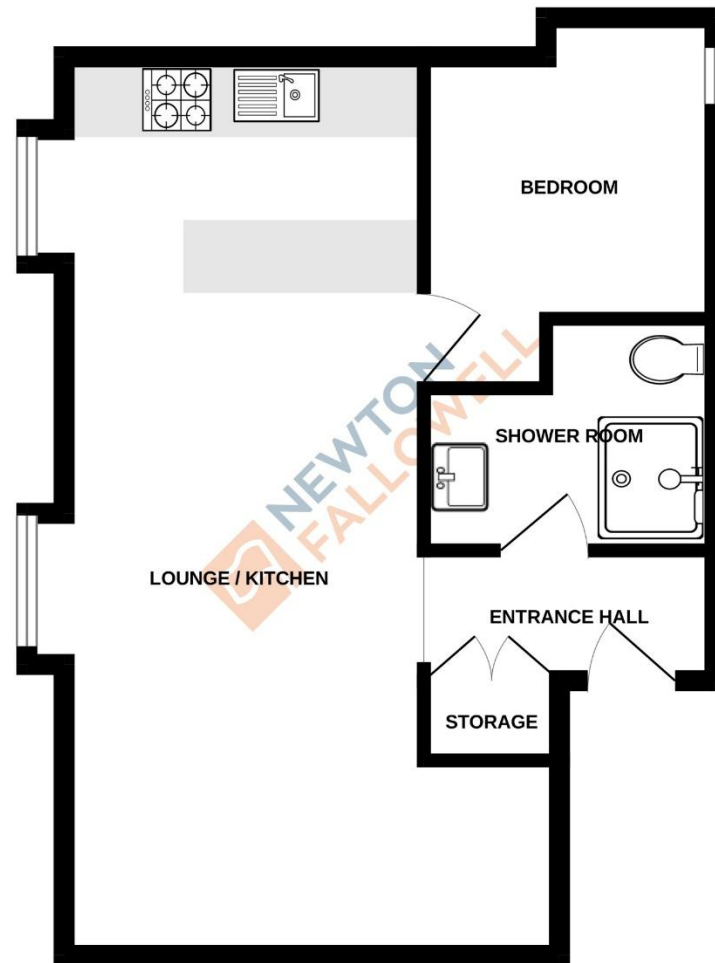
Living Room / Kitchen

Shower Room

Bedroom



GROUND FLOOR



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		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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.