



27a Scotgate, Stamford, PE9 2YQ

 **NEWTON FALLOWELL**

 2    1    2

## Key Features

- Centrally Located Apartment
- Two well balanced bedrooms
- Kitchen / Diner
- Spacious Living Room
- Three piece Shower Room
- Lovely Roof Terrace
- EPC Rating E

£1,000 PCM





**\*\* AVAILBLE NOW \*\*** Set within only a moment's walk of Stamford's historic town centre sits this beautiful two-bedroom apartment. The property benefits from secure gated access from the street, leading into a private lower courtyard garden with steps rising to the first floor and access to the apartment.

Upon entering, you are greeted by a spacious modern kitchen featuring a good range of fitted units and a gas cooker, which flows into an open-plan dining area overlooking the roof terrace. From the dining area, a hallway provides access to both bedrooms, the three-piece shower room and a generous living room positioned to the front of the property. Patio doors from the dining area open out onto the superb south-facing roof terrace.

Please contact Newton Fallowell Stamford to arrange your viewing of this fantastic property.



Kitchen 2.79m x 2.03m (9'2" x 6'8")

Dining room 3.3m x 3.12m (10'10" x 10'2")

Hallway 5.49m x 2.54m (18'0" x 8'4")

Living Room 5.89m x 3.02m (19'4" x 9'11")

Bedroom Two 3.12m x 3.05m (10'2" x 10'0")

Bedroom Two 2.84m x 2.44m (9'4" x 8'0")

Terrace 9.55m x 3m (31'4" x 9'10")



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	58
(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 Followell 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.

01780 754530

stamford@newtonfollowell.co.uk

4 Ironmonger Street, Stamford, PE9 1PL