



High Street, St Martins

Stamford, PE9 2LA

Price Guide £355,000

Richardson

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Stamford, PE9 2LA

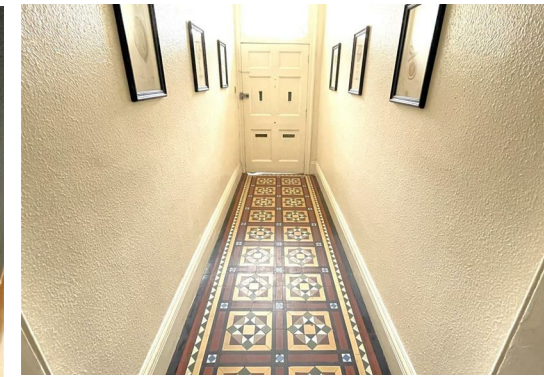
A well presented ground floor apartment located within a handsome Grade II Listed Stamford town house in St Martins only a stones throw away from the famous George Hotel, Stamford meadows and Stamford train station. This lovely apartment offers a great living space with a separate living room, (ideal for an office) living/dining room with a stove and recently laid carpet, three bedrooms, two bathrooms, a large private cellar storage and a courtyard with a further communal courtyard garden.

Stone steps lead to a communal front door, opening up to the reception hall with a lovely patterned tiled flooring and tall ceiling which gives the property a spacious feel. On your right there is a separate, secure office/further living room fronting onto St Martins. Under the stairs in the communal reception hall is access to a communal cellar with a further, secure storage area which belongs to this property, offering a great storage space.

The main apartment across from the reception hall offers a spacious hallway with a great flow around the home. The master bedroom on the right includes a built-in wardrobe with mirror doors, and a large ensuite bathroom. Continuing through the property you enter the pretty living / dining room with recently laid carpet and a stove within an ornate fireplace. The inner hall leads through to the kitchen featuring an array of units and a further bedroom currently used as a playroom. A stairwell off of the living/dining room leads down to the lower ground floor and further bedroom with a partially completed bathroom off.

A doorway from the end of the reception hall offers access to a courtyard and communal courtyard garden.

Communal entrance hall





Office/living room
17'2" x 14'1" (5.25 x 4.31)

Cellar storage
13'1" x 7'1" (3.99 x 2.18)

Reception hall
15'10" x 4'5" (4.85 x 1.37)

Bedroom one
15'5" x 9'0" (4.72 x 2.75)

En suite bathroom

Living/dining room
16'2" x 12'7" (4.95 x 3.84)

Inner hallway

Kitchen
11'0" x 6'5" (3.37 x 1.98)

Bedroom two
15'2" x 8'10" (4.64 x 2.71)

Stairs down from the living/dining room

Bedroom three
8'9" x 11'5" (2.69 x 3.50)

Bathroom

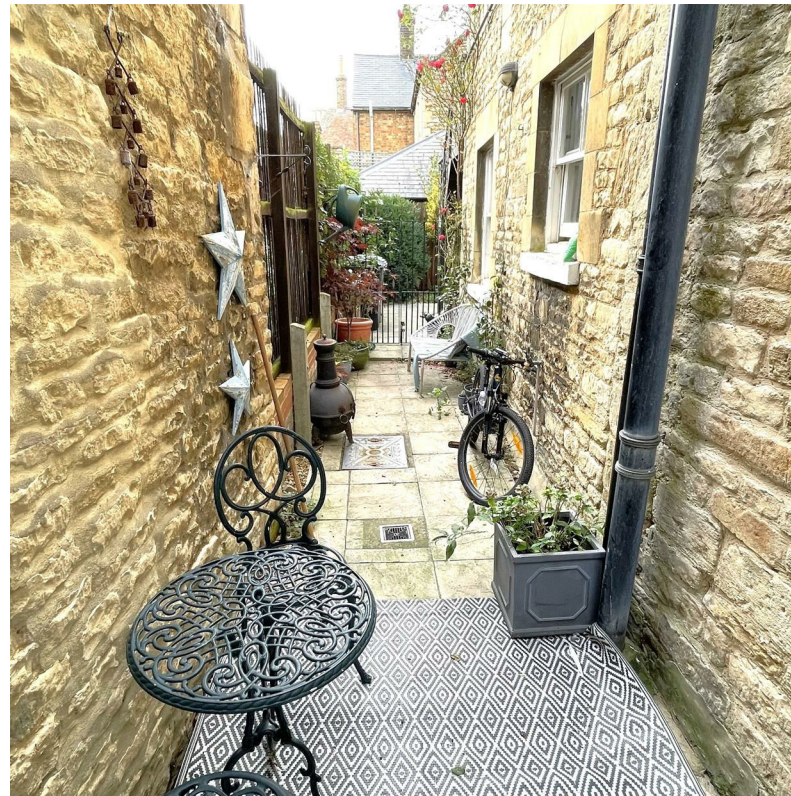
Lease information/service charges
Each apartment owner owns 25% of the freehold and becomes members of the management company with an agreed contribution of £60.00 per month. Office/Living room to the front of the property lease is 999 years from 1st April 1982 therefore, there are 957 years remaining. The remaining ground floor apartment is 990 years from 1st April 1982 therefore, there are 948 years remaining.

Council tax

South Kesteven District Council Band: B

Viewing

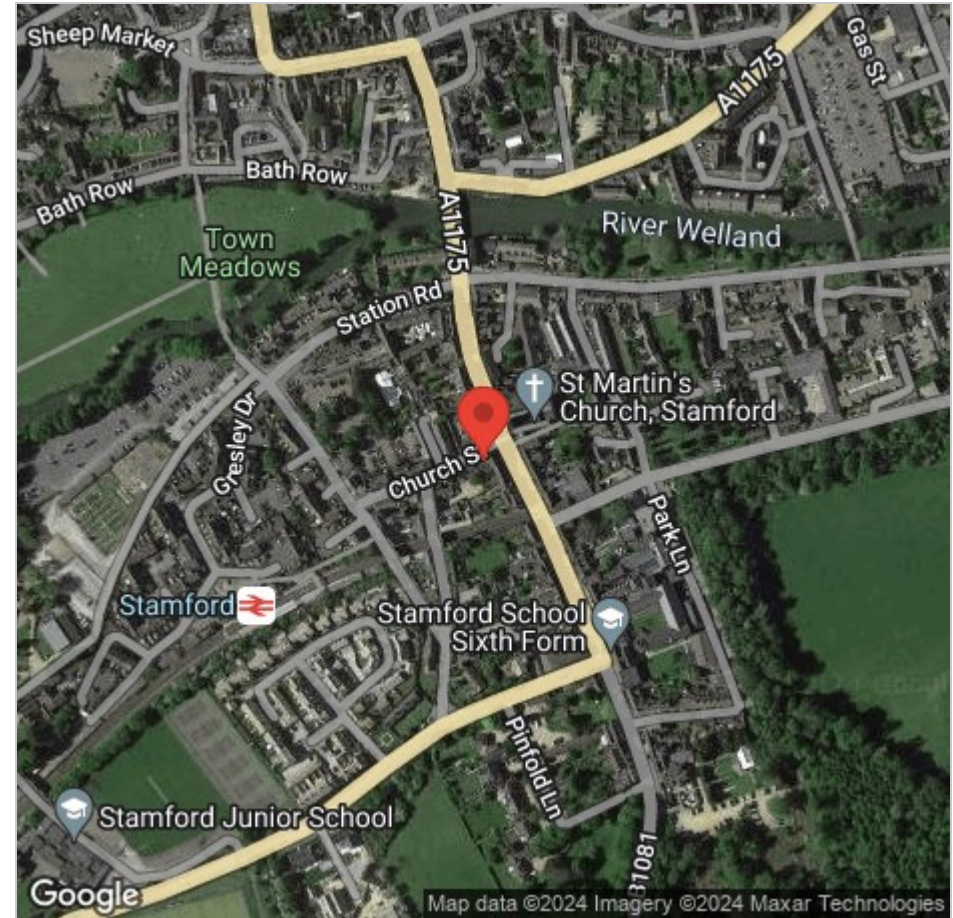
By appointment with Richardson Surveyors 01780 762433 or post@richardsonsurveyors.co.uk



Floor Plan



Area Map



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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