



Churchill Road  
Stamford, PE9 1JQ

**Price Guide £150,000**

Richardson

## Churchill Road

Stamford, PE9 1JQ

Situated to the north of Stamford town centre, this good size purpose built 2 bedroom middle floor apartment is offered with no chain and is an ideal first time buy or a buy to let, having been rented for several years. The vendor has updated the kitchen diner and redecorated throughout, and the property also benefits from UPVC double glazing, gas central heating and security entry phone system. The accommodation comprises, communal entrance hall with stairs to the first floor and doorway to the apartment. Entrance hall with two built in storage cupboards, kitchen breakfast room, good sized lounge, 2 double bedrooms, one with further storage cupboard, 2 piece bathroom and separate WC. Communal outside space/gardens with a parking area but this is not allocated to apartments.

Communal staircase

Entrance hall

Kitchen breakfast

12'4" x 9'4" (3.78m x 2.87m)

Lounge

14'7" x 12'7" (4.47m x 3.84m )

Bedroom

11'8" x 11'6" (3.58m x 3.53m)

Bedroom

13'10" x 8'7" (4.24m x 2.62m )

Separate WC

Bathroom





#### External details

Communal outdoor space and parking area but this is not allocated.

#### Council Tax

South Kesteven District Council Tax Band A

#### Lease Information

125 yrs from 24/07/1995 with 96 years remaining.

Ground rent - £10 per year

Service Charge - £56.77 quarterly

#### Services

All mains services are connected

#### Communication

According to Openreach Superfast Fibre Broadband is available

According to Ofcom: mobile coverage is likely with EE & O2 and limited with Three & Vodafone

#### Viewing

Telephone appointment with Richardson

0 1 7 8 0 7 6 2 4 3 3

post@richardsonsurveyors.co.uk



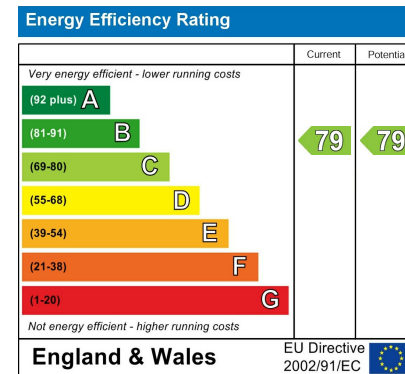
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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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