



Edinburgh Road

Stamford, PE9 1HH

£149,500

Richardson

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Stamford, PE9 1HH

An excellent 2 bedroom ground floor apartment which offers well proportioned and surprisingly spacious accommodation extending to approximately 739 sqft (68.7 sqm). Updated with a modern kitchen, refitted wet room and modern flooring, the property has secure entry phone system and useful storage cupboards and communal outside space. In brief the accommodation comprise, communal entry phone door to hallway, with private door into the apartment and the entrance hall. Kitchen/diner, lounge, two double bedrooms and wet room. The property has gas central heating and UPVC double glazing.

Reception hall

Kitchen/Diner
13'3" x 10'10" (4.06m x 3.31m)

Lounge
15'0" x 13'6" (4.58m x 4.13m)

Bedroom 1
12'8" x 10'10" (3.88m x 3.31m)

Bedroom 2
10'11" x 8'11" (3.34m x 2.74m)

Bathroom

External details

Useful storage cupboards and communal garden area.





Leasehold Information

98 years remaining on the lease.

Ground rent £10 per year.

Annual Service Charge - £360 approx

Building Insurance - £144.65

Council Tax

South Kesteven District Council Tax
Band B

Services

All mains services connected. Gas
central heating

Communication

According to Ofcom: Ultrafast Full Fibre
is available

According to Ofcom: Mobile coverage is
is Likely with EE, Three, O2 and
Vodafone

Viewings

Strictly by appointment through
Richardson

post@richardsonsurveyors.co.uk



Floor Plan



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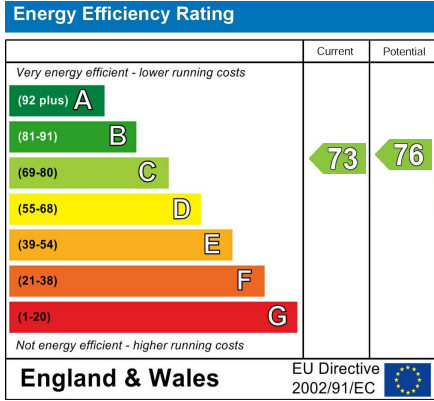
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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Area Map



Energy Efficiency Graph



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

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01780 762433