



Edinburgh Road

Stamford, PE9 1HH

**£149,500**

Richardson



## Edinburgh Road

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](mailto:post@richardsonsurveyors.co.uk)





Floor Plan



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

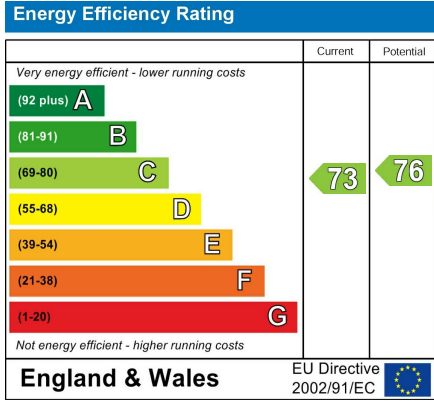
**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**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

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

01780 762433