



## 3 CROMWELL COURT

Stamford, Lincolnshire, PE9 2EX





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*A perfect apartment ideally located on the edge of Stamford just a few moments' walk from the centre of town and all it has to offer.*

*This stylish beautifully appointed ground floor apartment forms part of a purpose stone built apartment block with a light and spacious central interior hallway and staircase that leads to six apartments.*

Stepping into a welcoming reception hallway there is an ideal space for a study/home office area plus generous in-built storage cupboards, one of which is ideal for outdoor coats and shoes the other housing the gas central heating boiler. Karndean flooring runs throughout the whole property apart from the two bedrooms which have luxury carpeting. The main living area is open plan with designated areas for cooking dining and relaxing.

The kitchen itself is by Symphony and offers plenty of storage by way of wall and floor standing cabinets along with a full range of integrated appliances to include an electric oven, gas hob with extractor, fridge freezer, dishwasher and washing machine. The upgraded work surfaces with upstands provide ample prep space with a sleek glass splash back protecting the wall around the cooking area.

Beyond the kitchen is a space for the dining table and at the far end of the room beside French doors is the lounge area.

There are two bedrooms, a double and a good size single that share a well appointed family bathroom.

The bathroom itself has a panelled bath with shower and screen over, Karndean tile effect flooring, a loo, wash hand basin and a heated towel rail.

### OUTSIDE

The property has designated parking spaces for two cars plus covered bicycle storage spaces. There are open green spaces around the area with pleasant walks to Burghley Park, easy access to a variety of supermarkets which are very close by with the array of shops, restaurants and leisure activities afforded by Stamford within a few minutes walk. Stamford train station is also close connecting Peterborough to London Kings Cross with a journey time from Peterborough to Kings Cross of approximately 46 minutes.

### TENURE

Leasehold 125 years  
For sale by private treaty.





## LOCAL AUTHORITY

South Kesteven District Council  
Council Tax Band - TBC

## EPC

EPC Rating B

## AGENTS NOTES

Apartment Service Charge Approx - £1,180 Per annum including £150 maintenance fee.

Maintenance Fee - £150

Documentation Fee - £150 plus VAT

Flooring and appliances included.

CGI Images

## POSSESSION

Vacant possession upon completion.

## VIEWING

Strictly by appointment through Digby and Finch.

## PLANS

The site and floor plans forming part of these sales particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## SERVICES

Mains water, drainage, gas and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.



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### 3 Cromwell Court, Stamford Gardens

Approximate Gross Internal Area = 59.3 sq m / 638 sq ft

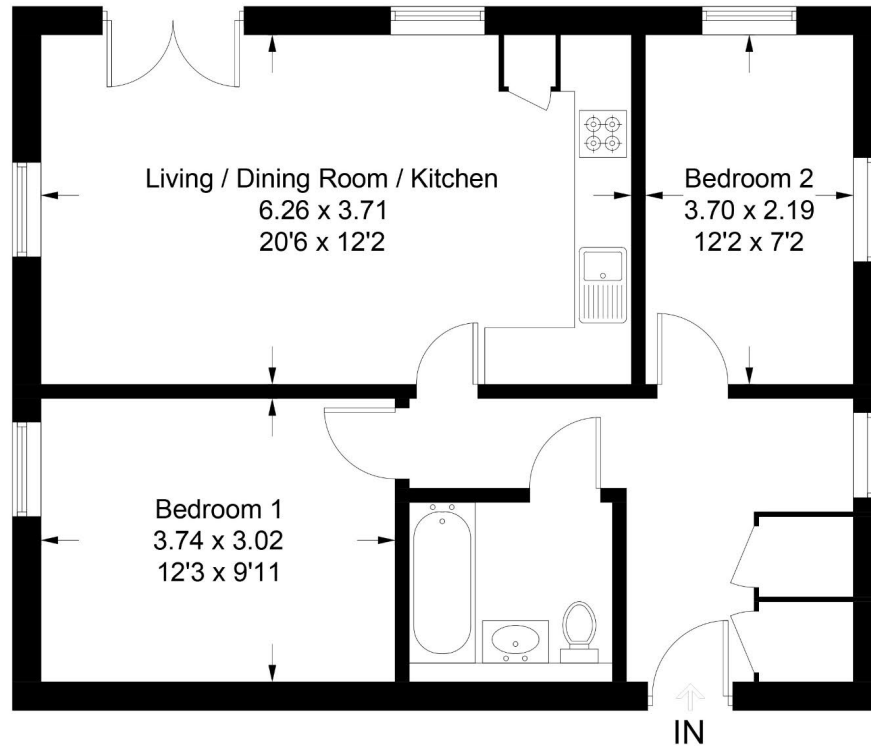


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01780 758 090  
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