



35 Riverside Place

STAMFORD

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STAMFORD, PE9 2DX

An attractive two-bedroom apartment situated in a most desirable location with great access to all that Stamford has to offer.

This bright spacious apartment enjoys very attractive views across the River Welland and benefits from a designated parking space.







step inside

Double doors open from an elegant hallway to the main living area, where luxury meets comfort. High ceilings create a sense of space, while large windows bathe the room in natural light.

The open-plan design flows seamlessly, with a sophisticated blend of modern finishes and timeless charm, perfect for both relaxation and entertaining.

The kitchen has a range of wall and floor standing cabinets with contemporary wall tiling. Integrated appliances include an electric oven, a gas hob with extractor over, a fridge, freezer, washing machine and dishwasher. The breakfast bar provides a perfect spot for casual dining or friends to gather.

Beyond the breakfast bar is a dining area with lovely views across the river.

A generous sitting room offers the ideal space to relax and unwind.













and so to bed...

From a generous hallway, two bedrooms can be found, one of which benefits from an en suite shower room.

The second bedroom is ideal for guests or as an office for those working from home.

The family bathroom has a contemporary suite which comprises a panelled bath, wash basin, loo and towel rail.



local amenities

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets. Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups.

Stamford's station provides services to Peterborough (connecting to London Kings Cross services in approximately 46 mins) and to Cambridge.

services

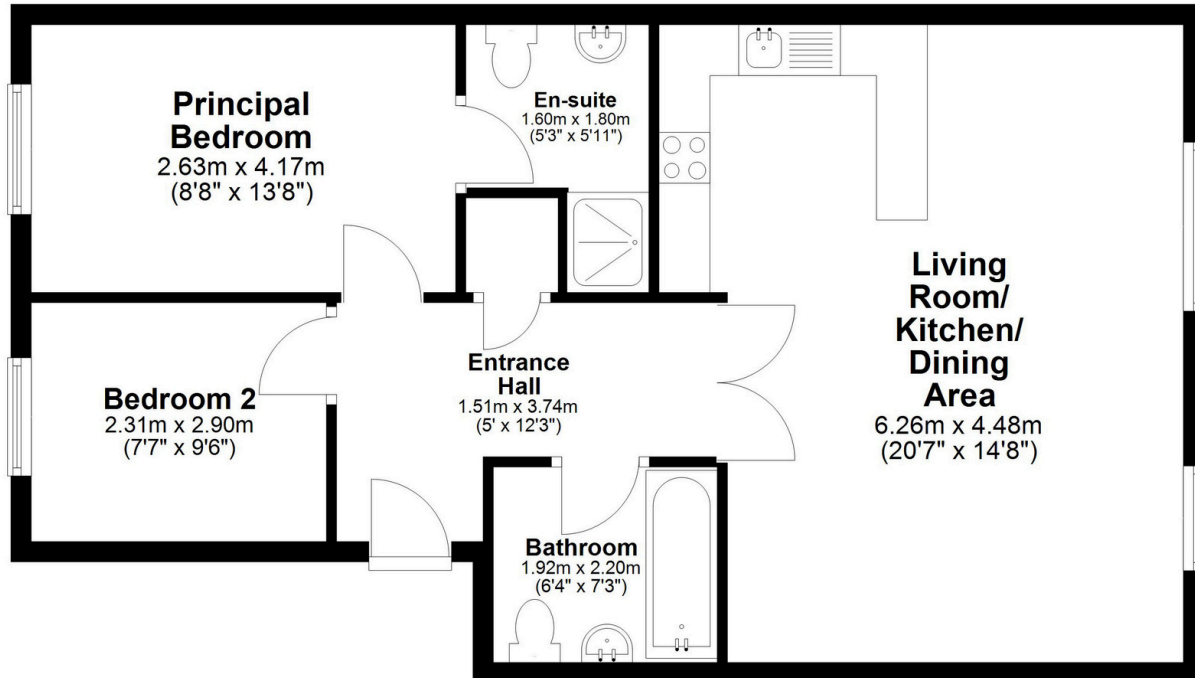
Water, electricity and mains drainage are understood to be connected. The property has gas fired central heating.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details



Approximate Gross Internal Area:
65.4 sq m / 704.1 sq ft

Local Authority: South Kesteven District Council

Council Tax Band: B

Tenure: Leasehold

Years Remaining: 106

EPC Rating

Current – 79 / C

Potential – 80 / C

agent's note

The property is leasehold and has a current ground rent of £250 per annum.

Service charge £2759.34 per annum

Please contact us for more information.

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



Digby & Finch

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