

## Phillips Court, Stamford

Delightful first floor 1 bedroom flat, situated just off Water Street and within a few minutes' walk of Burghley Park, the Town Centre, and Railway Station.

£189,995



# Phillips Court, Stamford, Lincolnshire

## Overview

- One Bedroom First Floor Flat
- Views of the River
- Walking Distance to Town Centre, Burghley Park & Railway Station
- Double Bedroom and Good-Sized Lounge
- Fitted Kitchen & Modern Bathroom
- Allocated Off-Street Parking
- IDEAL FTB/INVESTMENT
- EPC Rating - C

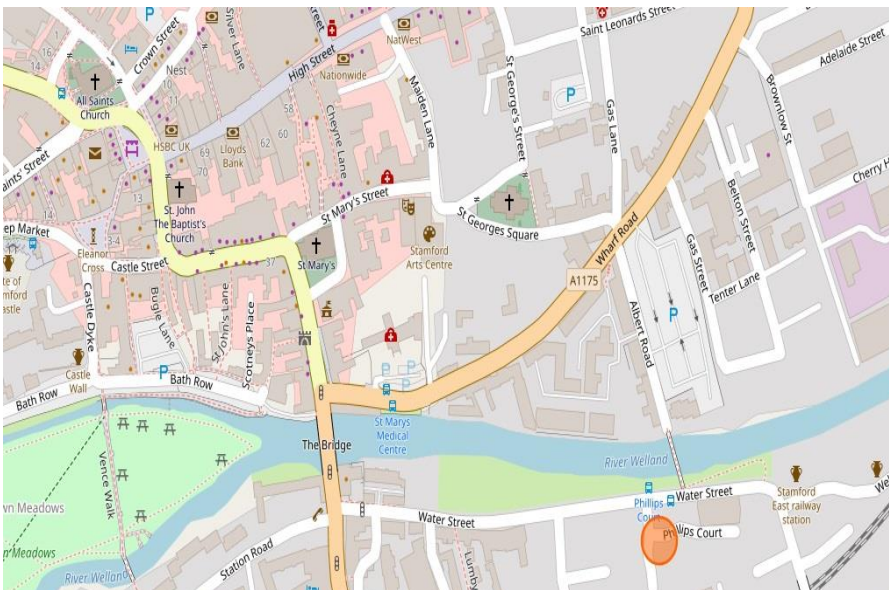


\*\*\*IDEAL FTB/INVESTMENT \*\*\*  
Delightful first floor 1 bedroomed flat, situated just off Water Street with lovely views towards the river and within a few minutes' walk of Burghley Park, the Town Centre, and Railway Station. This is not only one of the best locations in Stamford but also benefits from Allocated Off-Street Parking. The flat is light, airy, and well-presented throughout. The accommodation briefly comprises: Entrance Hall, Living Room with lovely views over the river, Kitchen, Bathroom and one Double Bedroom. Allocated Off-Street Parking for one car. NO CHAIN

EPC Rating - C

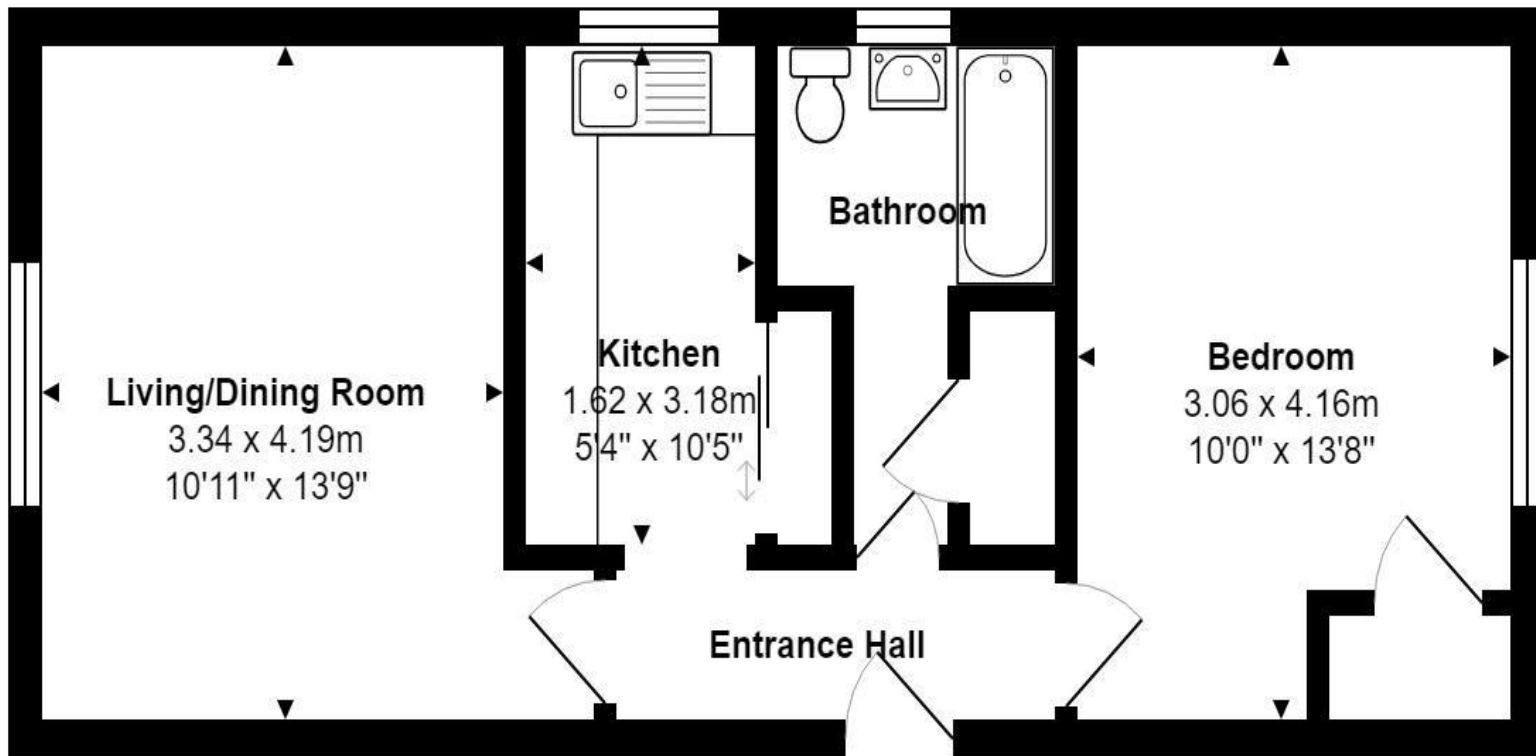


*Stamford is a beautiful Georgian market town offering a wide range of facilities including individual shops and boutiques, several major supermarkets, a vast choice of cafes, wine bars, pubs, hotels and restaurants, an Arts Centre and Cinema, Train Station, Leisure Centre, Weekly Market and Doctors Surgery. Stamford also has easy access to the A1 with onward links to the motorway network.*



## Directions

Please use the following postcode for Sat Nav guidance - PE9 2EE



Total Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Thinking of Selling or Letting your home?

If you are considering selling or letting your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

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Goodwin Property, 2-3 St John's Street, Stamford PE9 2DA

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.