



Welland Mews

Stamford, PE9 2LW

The accommodation briefly comprises: Entrance Hall, Living Room, Double Bedroom with Fitted Furniture, Refitted Kitchen and Brand New Shower room. The property also benefits from a use of the communal lounge and stunning landscaped gardens.

Agents Note:

EPC Rating - C

Tenure – Leasehold

Lease Term – 125 Years from 13th October 1988 (89 Years Remaining)

Service Charge - £196.18 per calendar month

£125,000

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- One Bedroom Second Floor Flat
- Good Sized Living Area & Refitted Kitchen
- Double Bedroom with Fitted Furniture
- Close to the Town Centre, River & Burghley Park
- Views Over Communal Gardens & River
- Refitted Shower Room
- Over 55's Development with Communal Facilities
- New Carpets & Recently Re Decorated
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Entrance Hall

9'0" x 6'3" (2.74m x 1.91m)

Living Room

17'0" x 10'8" (5.18m x 3.25m)

Kitchen

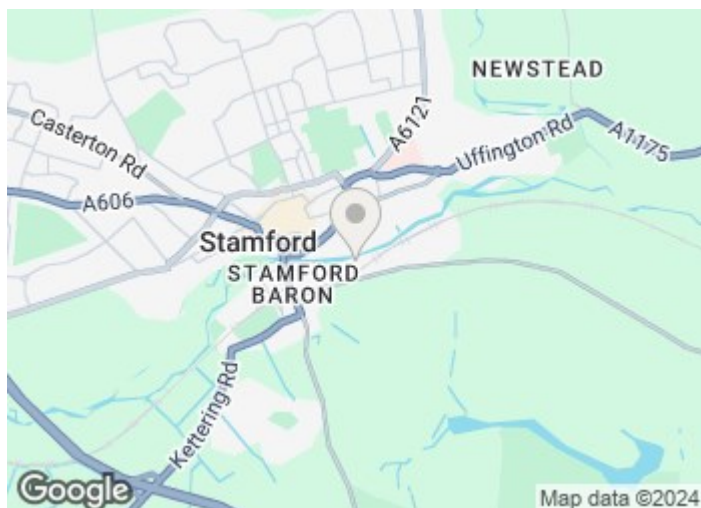
8'10" x 6'3" (2.69m x 1.91m)

Bedroom

12'4" x 10'8" (3.76m x 3.25m)

Shower Room

9'0" x 6'3" (2.74m x 1.91m)



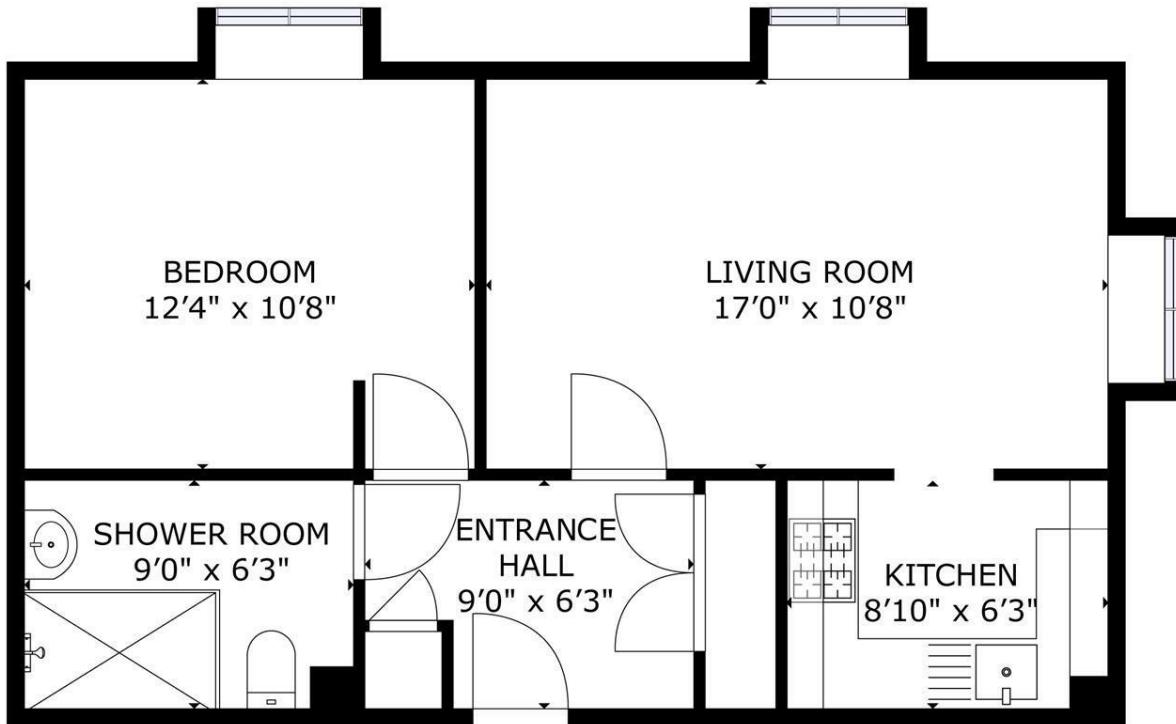
Directions

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





Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 525 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	