



## Brownlow Terrace

Stamford, PE9 2EH

A well-presented 1 bed apartment sitting in an elevated position on the apex of the corner between Wharf Road and St Leonards Street. Brownlow Terrace sits in the heart of Stamford Town centre and just moments from all the local shops, restaurants and amenities.

£675 PCM

# Brownlow Terrace

Stamford, PE9 2EH



- Second Floor Flat
- Situated in the Heart of Stamford Town
- Double Glazed - Electric Heating & Cooker
- 1 Double Bedroom with Ensuite Shower Room & Separate WC
- Modern Shower
- Available from Late August 2024
- Open Plan Kitchen/Living Space
- Great Views to Front & Rear
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Communal Door and Stairs

Entrance Hall with Large Store

Open Plan Kitchen/Living Room

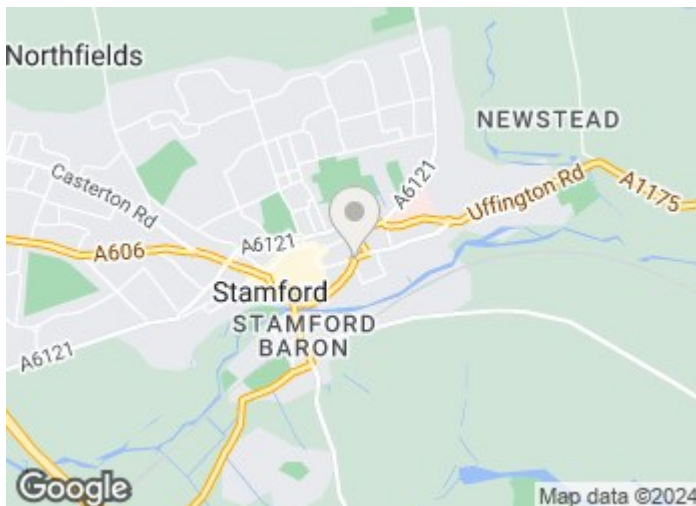
16'1" x 13'6" (4.90 x 4.11)

Bedroom

10'9" x 10'4" (3.3 x 3.16)

Shower Room

Separate WC



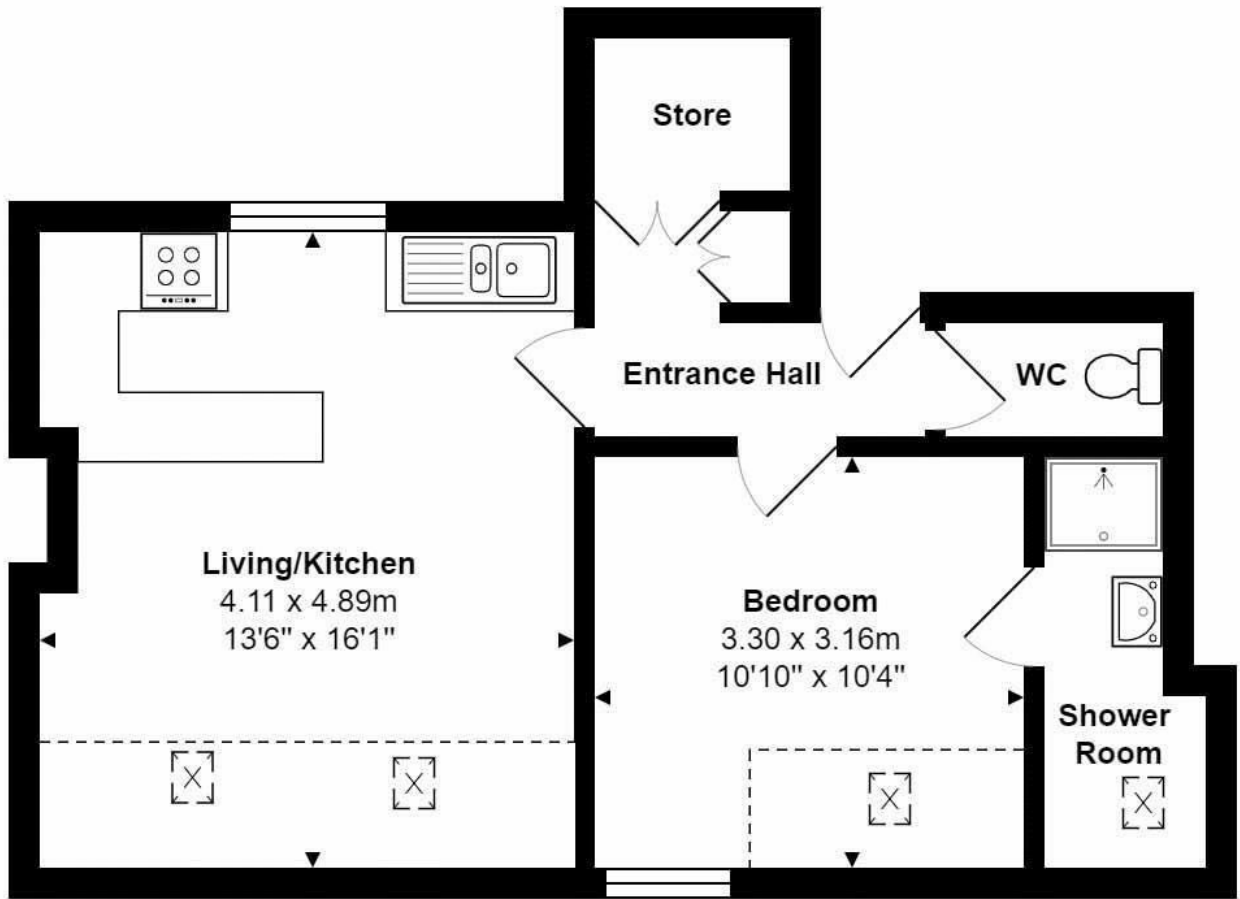
## Directions

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





# Floor Plan



All measurements are approximate and for display purposes only

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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	