



Torkington Gardens

Stamford, PE9 2EW

This two bedroom ground floor flat is conveniently located just a short walk from the Town Centre, Waitrose and Train Station. The flat is not part of the Torkington Gardens over 55's development and therefore is available to all potential purchasers. Located in a small block at the entrance in to Torkington Gardens, the flat benefits from it's own private entrance. The flat does require some cosmetic improvement and offer fantastic potential due to the spacious accommodation throughout.

Offers Over £210,000

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- 2 Bedroom Ground Floor Town Centre Flat
- Popular Residential Area
- Close to Amenities
- In need of updating throughout
- Living Room
- 2 Bedrooms (1 Double & 1 Single)
- Shower Room
- Communal Gardens
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Communal Entrance Hall

Entrance Hall

Living Room

16'0" x 14'4" (4.88m x 4.37m)

Kitchen

7'6" x 7'2" (2.29m x 2.18m)

Bedroom 1

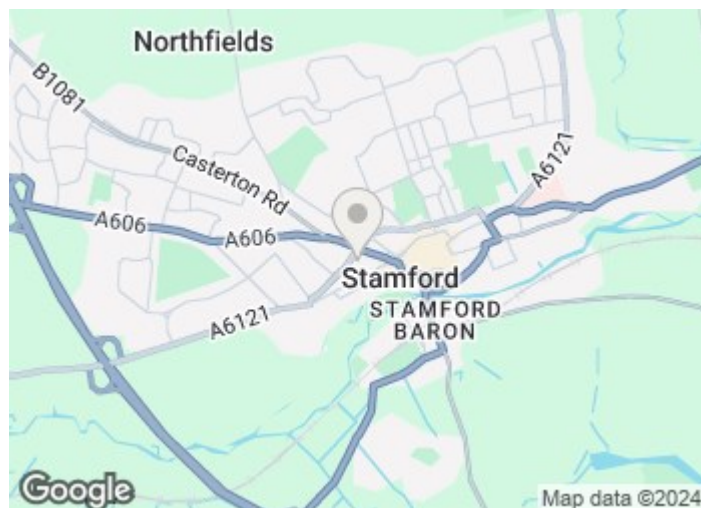
15'1" x 9'8" (4.60m x 2.95m)

Bedroom 2

11'8" x 7'5" (3.56m x 2.26m)

Shower Room

5'10" x 7'2" (1.78m x 2.18m)

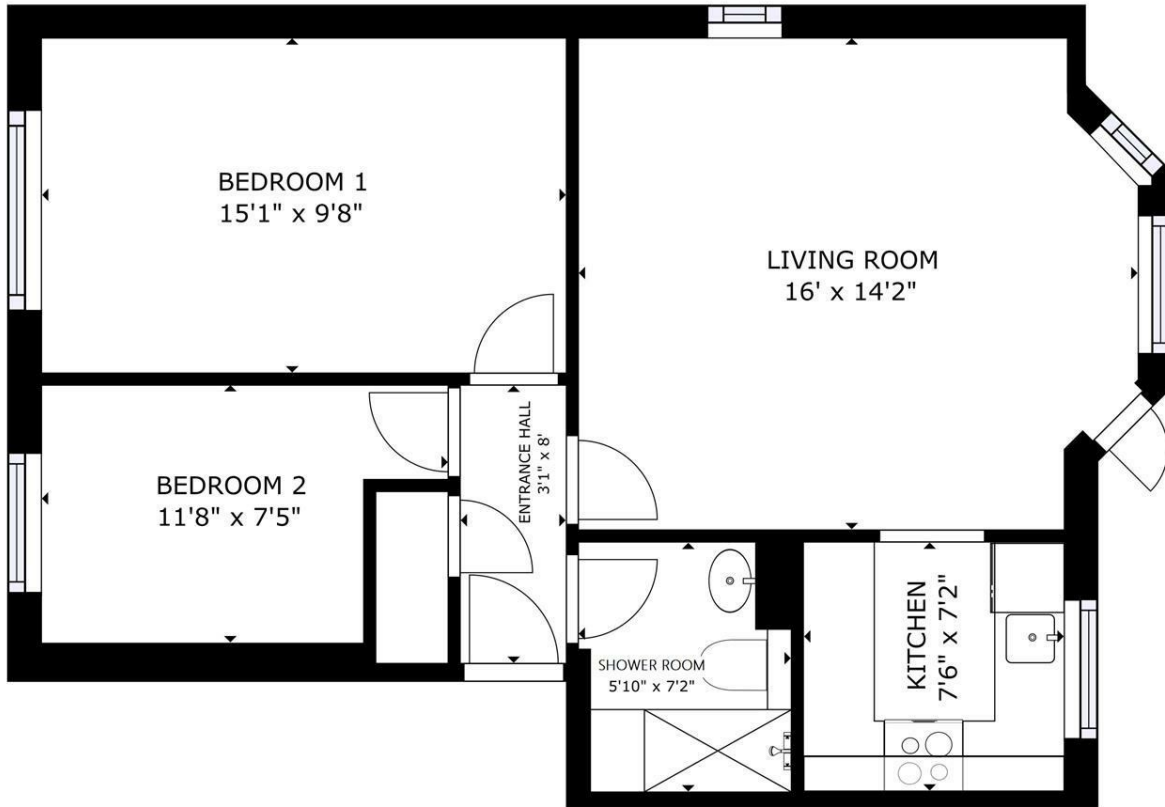


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 524 sq ft
 TOTAL: 624 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. 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 | | | |
| (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 | |