



Welland Mews

Stamford, PE9 2LW

A rare opportunity has arisen to purchase a beautifully presented two-bedroom ground floor flat within the grounds of the popular Welland Mews over 55s development, which is conveniently located just a short walk from the Town Centre, Burghley Park and the Train Station.

£235,000

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- Purpose-built over 55s Development
- Set in Separate Block with Private Entrance
- Lovely Maintained Communal Gardens
- Two Bedroom GROUND Floor Flat
- Walking Distance to Town Centre, Burghley Park & Railway Station
- French Door to Patio Area
- Exceptionally Nice Position and Outlook
- Light and Airy throughout
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

10'4" x 5'9" (3.15 x 1.75)

Kitchen

5'2" x 9'10" (1.57 x 3.00)

Bedroom 2

8'3" x 9'3" (2.51 x 2.82)

Living Room

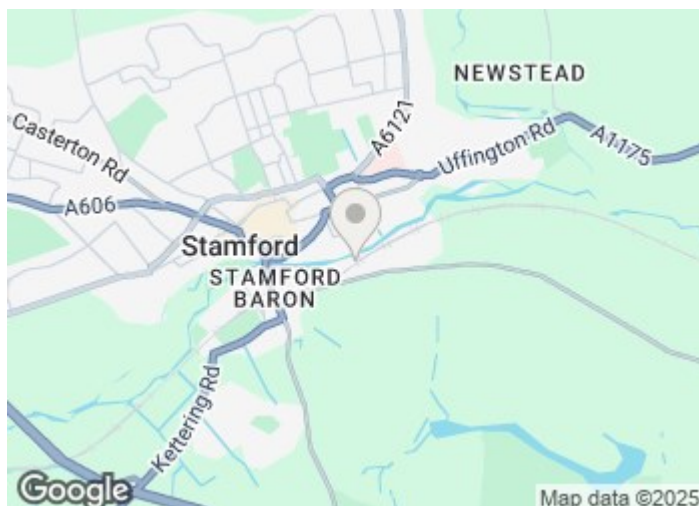
17'1" x 15'10" (5.21 x 4.83 (5.20 x 4.82))

Bedroom 1

12'3" x 10'3" (3.73 x 3.12)

Shower Room

5'7" x 7'2" (1.70 x 2.18)

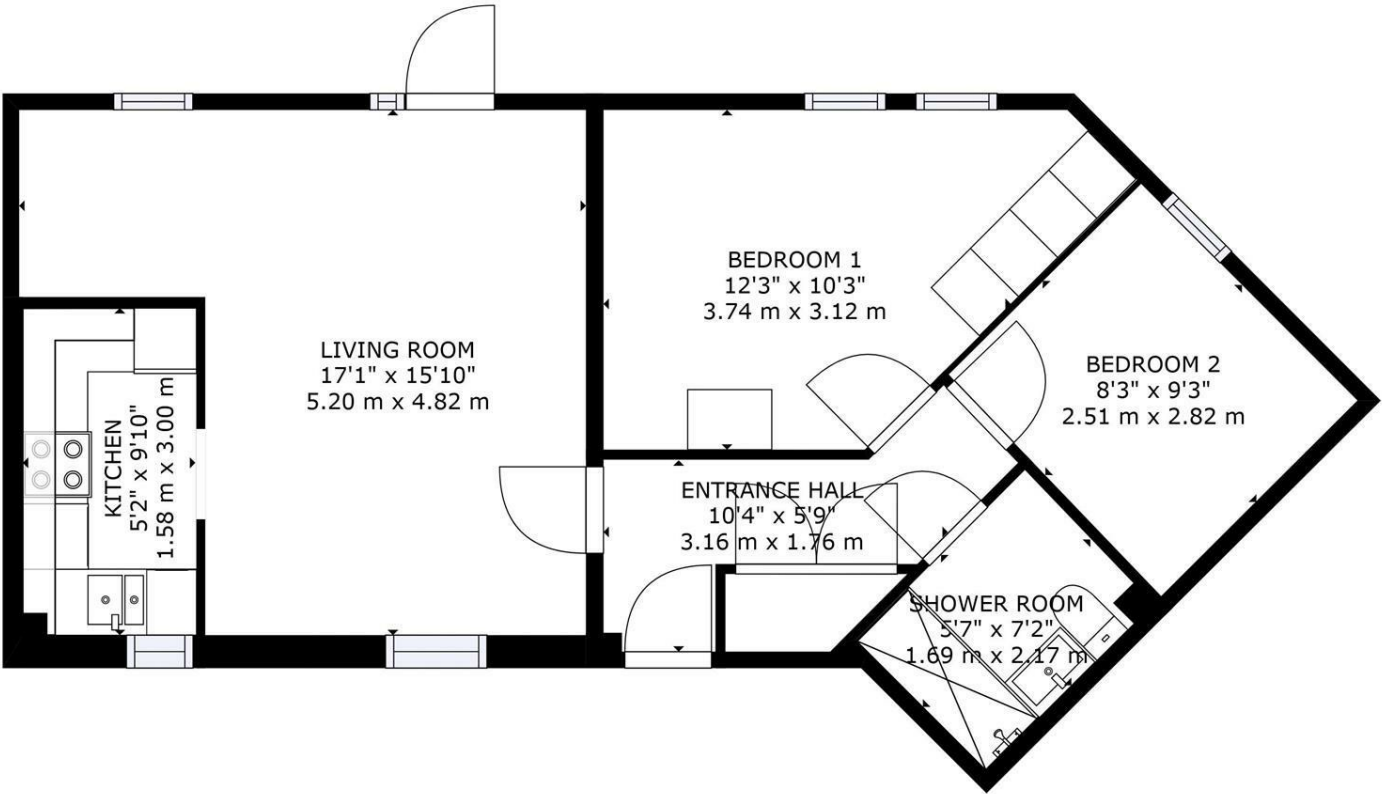


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 593 sq. ft, 55 m2
TOTAL: 593 sq. ft, 55 m2
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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