



Sovereign Way Stamford, PE9 2ZQ

Upgraded by the current owner, this stylish top floor apartment sits on the edge of a sought-after new development and is just under a year old. Finished to a high standard throughout and featuring a stylish flame effect recessed fire as well as open plan living, Juliet balcony, integrated appliances, and two allocated parking spaces, all moments from Stamford town centre viewing is a must!

Asking Price £225,000

Sovereign Way

Stamford, PE9 2ZQ



- Two well-proportioned bedrooms
- Two allocated parking spaces in communal area
- Covered Bike Storage – Plus green spaces and communal gardens
- Bright and spacious open-plan kitchen/living/dining area with Juliette Balcony
- Within easy walking distance of Stamford town centre, shops, bars and restaurants
- Approx. 124 years remaining with ~£100/month service charge
- Modern bathroom with stylish fittings
- Contemporary integrated living flame fireplace, creating a warm and stylish focal point
- Please Refer to Attached KFB For Material Information Disclosures

Communal Entrance - Ground Floor

Entry

15'5 x 9'11 (4.70m x 3.02m)

Kitchen/Dining/Living Room (Open Plan)

20'5 x 12'2 (6.22m x 3.71m)

Bedroom 1

12'5 x 9'11 (3.78m x 3.02m)

Bedroom 2

12'2 x 7'2 (3.71m x 2.18m)

Bathroom

7'1 x 6'2 (2.16m x 1.88m)

Communal Parking to Rear - 2 Allocated Space

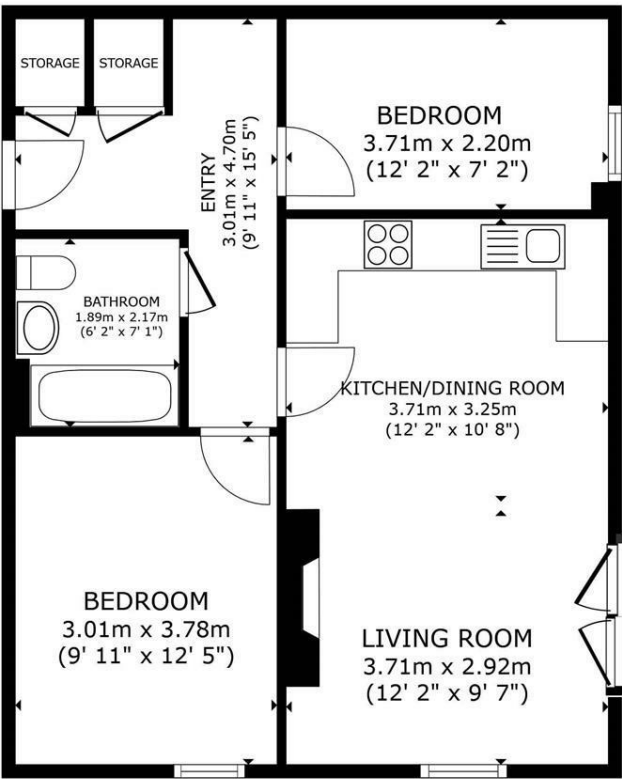


Directions

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



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 58.5 m² (630 sq.ft.)
TOTAL : 58.5 m² (630 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 firms 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	83	83
(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		