



Torkington Gardens Stamford, PE9 2EW

The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Shower Room.

Early Viewing Highly Recommended

Agents Note;

EPC Rating – C

Tenure – Leasehold Lease Term – 99 Years from April 1988 (61 Years Remaining)

Service Charge including peppercorn Ground Rent - £271 per calendar month. This Includes - Landscaping and gardening services - Grounds maintenance - Buildings insurance - Supporting Manager - 24-hour emergency response call system - TV licence for over 75's (£7.50 per year those under 75) - Laundry facilities - Secure access intercom - Window cleaning.

£150,000

Torkington Gardens

Stamford, PE9 2EW



- Well Presented Two-Bedroom First Floor Apartment
- Good Sized Living Room
- Well Maintained Communal Gardens
- Stunning Views Over Stamford's Town Centre
- Kitchen
- Communal Off Road Parking for Residents
- Light & Airey Throughout
- Shower Room
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Communal Entrance Hall

Entrance Hall

9'11" x 5'2" (3.02m x 1.57m)

Living Room

11'3" x 17'2" (3.43m x 5.23m)

Kitchen

11'3" 4'11" (3.43m 1.50m)

Bedroom 1

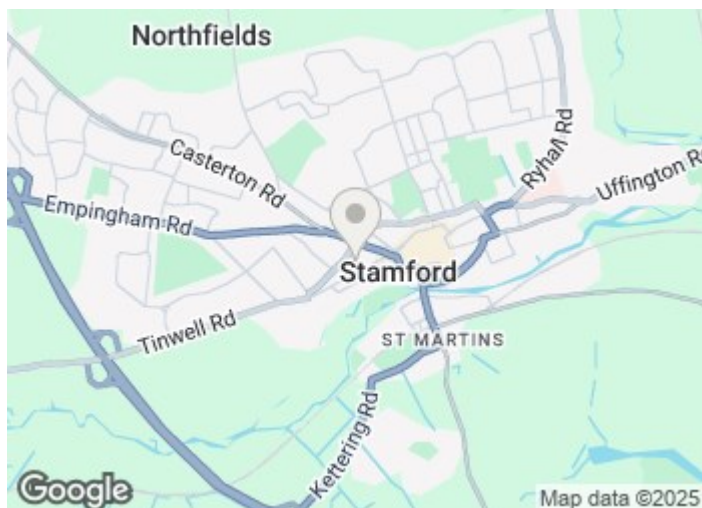
8'7" x 13'6" (2.62m x 4.11m)

Bedroom 2

6'10" x 10'0" (2.08m x 3.05m)

Shower Room

8'2" x 5'2" (2.49m x 1.57m)

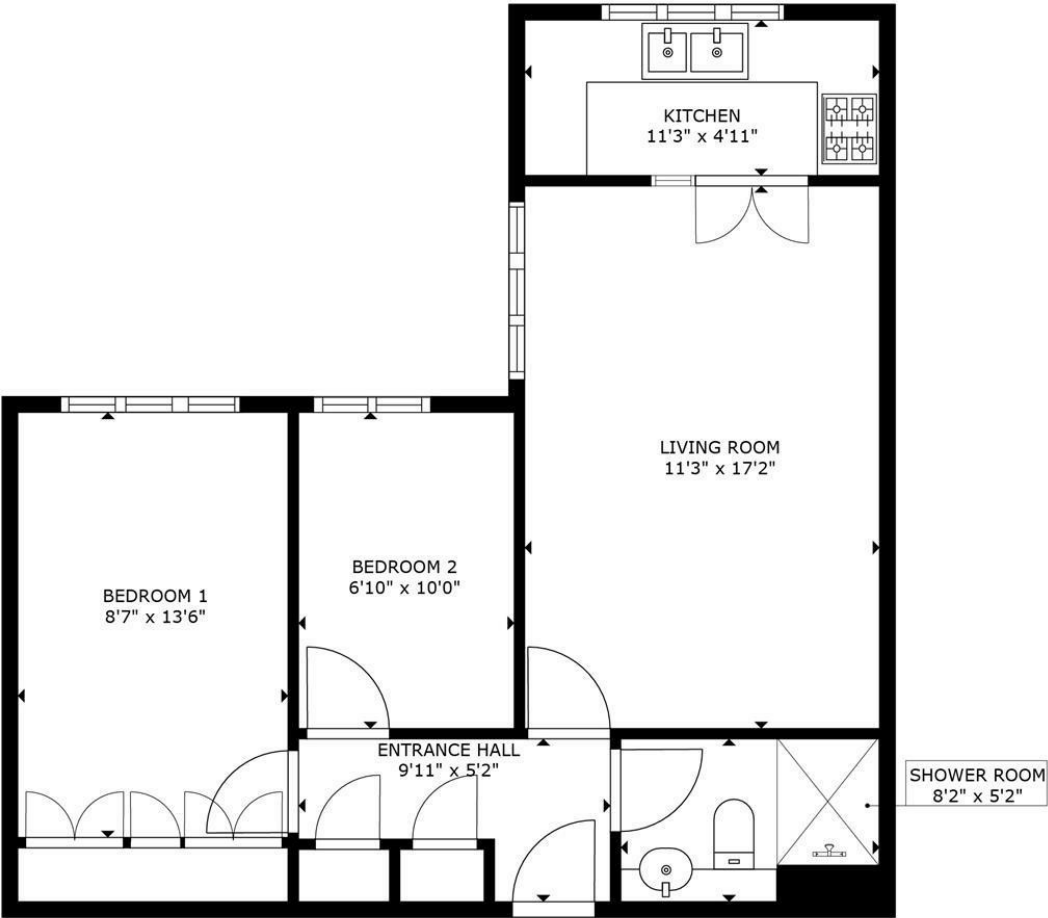


Directions

Please use postcode PE9 2EW for Sat Nav assistance



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 563 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		
(69-80) C	78	78
(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		