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4 The Old Rectory, Rectory Park, Sturton By Stow LN1 2ZP



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Guide Price £150,000 - £160,000

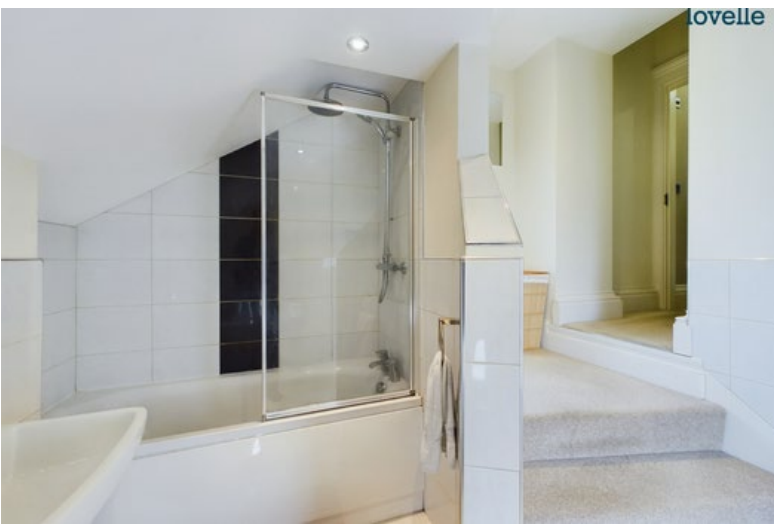


Charming 2-bedroom apartment in a converted old rectory with high ceilings, modern comforts, and scenic communal grounds. \*CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR\*

### Key Features

- Charming 2-bedroom apartment in converted old rectory
- High ceilings and character features
- Modern kitchen and spacious lounge
- Versatile upstairs office/bedroom
- Intercom entry system for security
- Access to communal grounds with parking space
- EPC rating TBC
- Tenure: Leasehold
- Council Tax Band : A





## Charming 2-Bedroom Apartment in Converted Old Rectory

Discover the allure of village living in Sturton By Stow with this lovely 1st-floor apartment. Set in a converted old rectory, it blends modern comfort with historic charm, boasting high ceilings and unique features.

Inside, you'll find a spacious lounge and a well-equipped kitchen. The main floor hosts a sizable bedroom and a neat bathroom, while upstairs offers a flexible space for an office or extra bedroom.

Safety is ensured with an intercom entry system, and outside, residents can enjoy communal grounds with a large lawn. Parking is hassle-free with a designated space and extra visitor spots.

This meticulously kept apartment offers a blend of old-world charm and modern convenience, making it a delightful place to call home.

### Agent Notes

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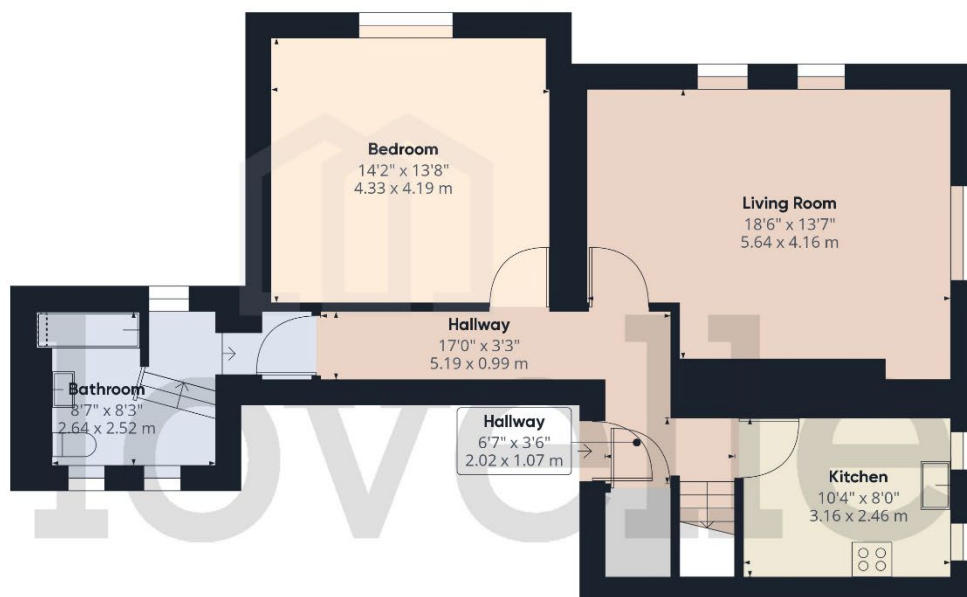
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

#### Leasehold Information

988 years remaining

Service Charge - £1800 per year approx

Ground Rent - One peppercorn per annum.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

806.56 ft<sup>2</sup>  
74.93 m<sup>2</sup>

**Reduced headroom**

1.2 ft<sup>2</sup>  
0.11 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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