

## 8 Torkington Gardens, Stamford, PE9 2EW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**Asking Price £75,000 Leasehold**

Situated just a short walk away from Stamford's historic town centre is this well-proportioned first floor one bedroom apartment located in the popular over 55's development of Torkington Gardens. The accommodation consists of - Entrance hall with storage cupboards, lounge/dining Room with bay window, fitted kitchen, bathroom/wc and main bedroom with fitted wardrobes and storage space. The apartment is accessed via its own stairwell, and the apartment enjoys well maintained and peaceful communal gardens, and a residents parking area. NO UPWARD CHAIN.

- Over 55's Apartment
- Lounge / Dining Room
- Communal Gardens
- Town Centre Location
- Council Tax Band A Service charge £271.10 per month per annum £3,253.20



- Large Double Bedroom
- Kitchen
- Residents Parking Area
- EPC - Rating C
- No Upward Chain

## ACCOMMODATION:

### Entrance Hall

**Lounge / Dining Room**  
4.70m x 2.95m (15'5 x 9'8)

### Kitchen

2.44m x 1.47m (8'0 x 4'10)

### Main Bedroom

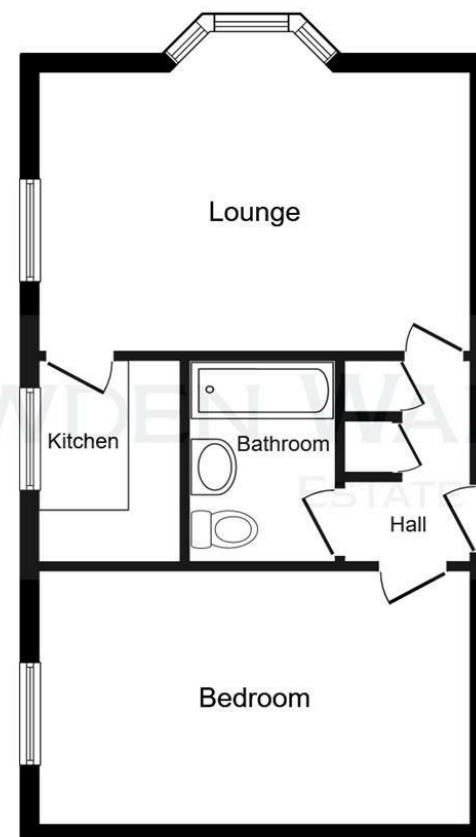
4.65m x 2.67m (15'3 x 8'9)

### Bathroom/WC

### Communal Gardens

### Agents Note

## FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)