



11 Edward Road, STAMFORD
£135,000

 **NEWTON FALLOWELL**

11 Edward Road

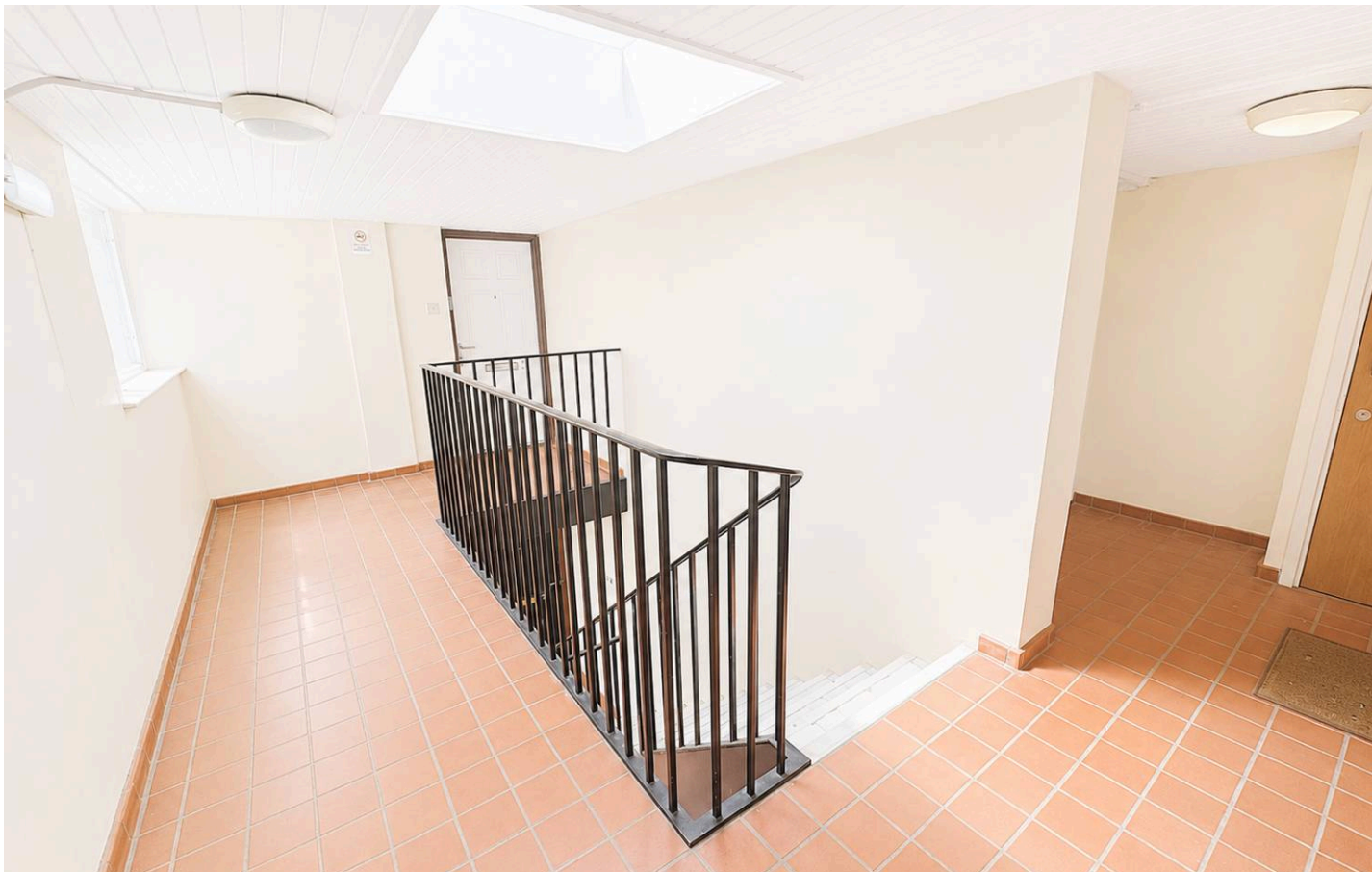
STAMFORD, Stamford

Presenting this exceptional two-bedroom top floor apartment, offered to the market with no onward chain and boasting a fully modernised interior that is sure to impress both first-time buyers and investors alike.

The property has been thoughtfully updated throughout, offering a contemporary finish and a sense of style that is immediately apparent upon entering. The spacious hallway leads to a bright and airy open-plan living and dining area, where large windows frame impressive views and allow natural light to flood the space, creating a welcoming and comfortable atmosphere. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and ample worktop space, making it ideal for those who enjoy cooking and entertaining. Both bedrooms are well-proportioned, providing plenty of room for double beds and additional furnishings, while the principal bedroom features fitted wardrobes for added convenience. The stylish bathroom is finished to a high standard, complete with a contemporary white suite, attractive tiling, and quality fixtures. Additional benefits include gas central heating with a brand new boiler, double glazing, and secure entry system, ensuring comfort and peace of mind for residents. The property is situated in a well-maintained building and enjoys an elevated position, affording fantastic views over the surrounding area from every room. With its turnkey condition, modern design, and practical layout, this apartment presents an excellent opportunity for those seeking a ready-to-move-into home or a sound investment.

Located within easy reach of local amenities, transport links, and popular schools, this flat combines convenience with a high standard of living. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb property.





Entrance Hall

6' 6" x 5' 2" (1.97m x 1.57m)

Kitchen/Diner

12' 6" x 12' 7" (3.80m x 3.83m)

Lounge

14' 8" x 12' 7" (4.48m x 3.84m)

Laundry Cupboard

2' 8" x 5' 11" (0.82m x 1.81m)

Newly Fitted Washing Machine Included

Bedroom One

11' 9" x 11' 7" (3.59m x 3.54m)

Bedroom Two

14' 0" x 8' 6" (4.26m x 2.60m)

Bathroom

5' 5" x 5' 8" (1.64m x 1.72m)

WC

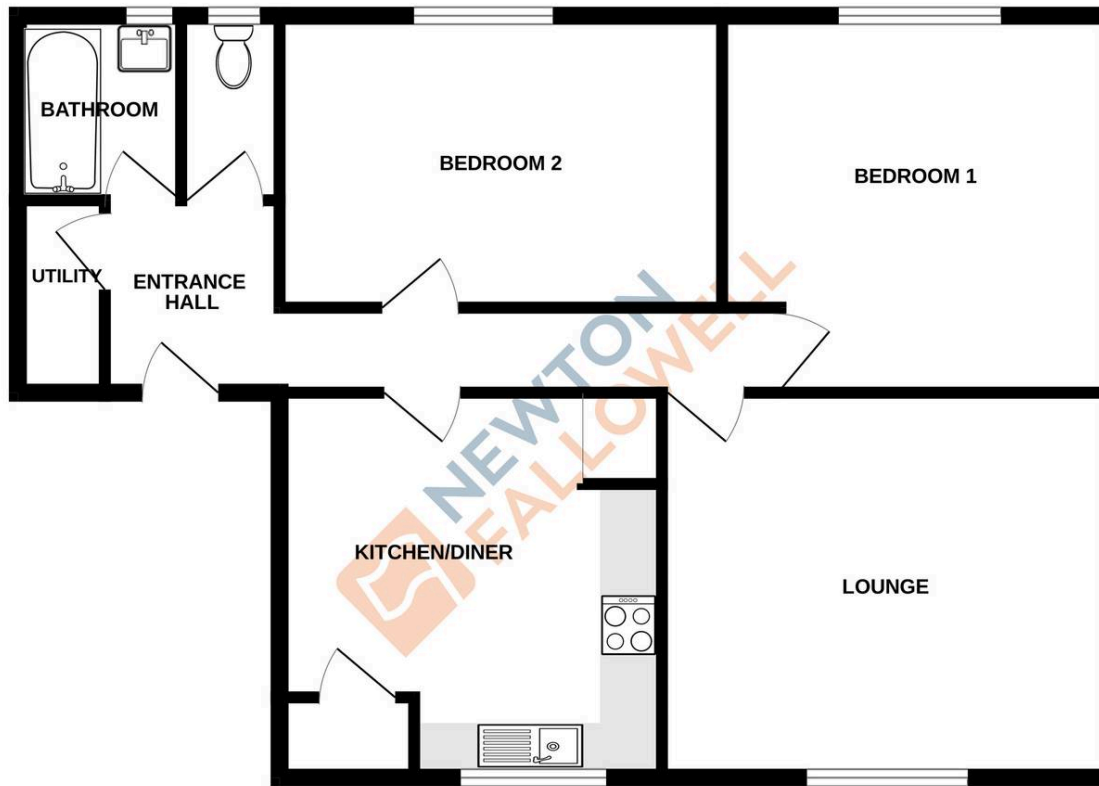
2' 6" x 5' 7" (0.76m x 1.69m)

Agent Note

Leasehold property approximately 83 years remaining on the lease Ground rent is £10 pa Service charge £308 pa



SECOND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

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