



Torkington Gardens, Stamford

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Beautifully Presented Two-Bedroom Ground Floor Apartment
- Communal Off Road Parking for Residents
- Close Proximity to Town Centre and Amenities
- Modernised Throughout
- Direct Access to Patio & Communal Gardens
- No Onward Chain
- Council Tax Band - B
- EPC Rating – C
- Leasehold

£189,950





No Onward Chain Newton Fallowell are pleased to presented this spacious ground-floor apartment is exclusively for the over-55s and is ideally positioned in the heart of the historic town of Stamford. The development benefits from a Warden Control system and a 24-hour emergency call service, providing peace of mind and a secure living environment.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall with a generous double storage cupboard. The accommodation is thoughtfully arranged, with two bedrooms located to one side of the hall and a modern three-piece walk-in shower room to the other.

At the heart of the home is a bright and spacious living room, featuring French doors that open onto a private patio area. The living room leads through to a well-appointed kitchen, fitted with a comprehensive range of units to meet all everyday cooking needs.

Residents can enjoy beautifully maintained communal gardens, as well as a charming communal courtyard with attractive flower and shrub borders. Further amenities include a separate laundry room and communal off-road parking, which offers delightful views across the picturesque town of Stamford.

Entrance Hall 2.99m x 1.45m (9'10" x 4'10")

Living /Dining Room 3.55m x 5.25m (11'7" x 17'2")

Kitchen 3.53m x 1.47m (11'7" x 4'10")

Bedroom One 2.64m x 4.62m (8'8" x 15'2")

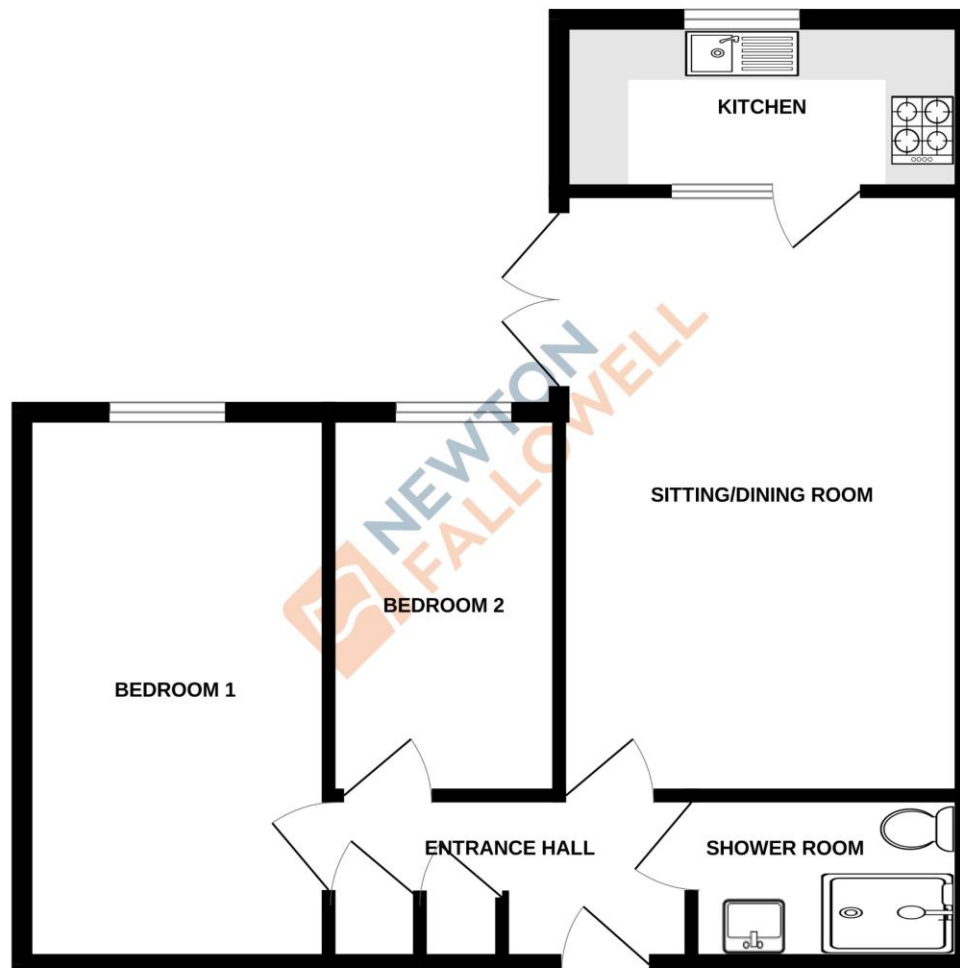
Bedroom Two 1.95m x 3.05m (6'5" x 10'0")

Shower Room 2.25m x 1.45m (7'5" x 4'10")

Agent Note

Leasehold Lease Term – 99 Years from May 2021 (95 Years Remaining) Service Charge including peppercorn Ground Rent - £207 per calendar month

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.