



84 Churchill Road, Stamford
£165,000

 **NEWTON FALLOWELL**

84 Churchill Road

Stamford

A beautifully refurbished one-bedroom ground floor apartment, ideally situated in a prime location in Stamford, within easy reach of local amenities. Featuring recently fitted windows and doors, electric heaters throughout, a stylish modern kitchen, a contemporary bathroom suite, new flooring, and freshly redecorated interiors.

Accessed via a communal entrance hall, the apartment benefits from a useful storage cupboard located just outside the front door. Upon entering, you are welcomed by a spacious entrance hall that provides a seamless flow throughout the home. The generous living room is filled with natural light, enhanced by new French doors, and opens into a newly fitted modern kitchen offering a range of wall and base units.

The bathroom has been upgraded with a fully tiled, contemporary three-piece suite. The accommodation is completed by a spacious double bedroom, which includes a fitted wardrobe space.

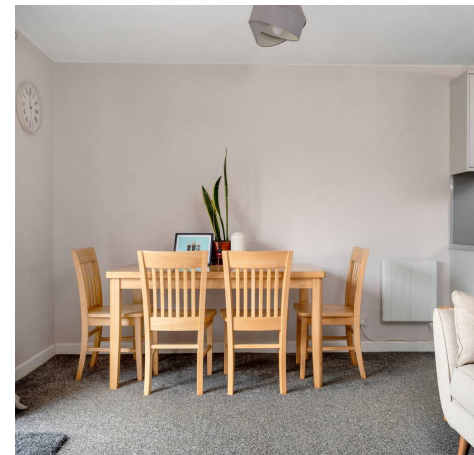
Externally, the property enjoys a low-maintenance rear garden, mainly laid to lawn with a large patio and garden shed, new fences make this space enclosed and safe. An allocated off-road parking space is situated to the rear.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Kitchen

8' 11" x 7' 0" (2.71m x 2.14m)

Living/Dining Room

16' 9" x 10' 11" (5.11m x 3.34m)

Bedroom

11' 11" x 11' 7" (3.62m x 3.54m)

Bathroom

6' 7" x 5' 9" (2.01m x 1.74m)

Agent Note

The owner contributes £200 per annum towards the building insurance. Any additional maintenance or repair costs are shared equally between the freehold owners.





Newton Fallowell - Stamford

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