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First Drift, Wothorpe

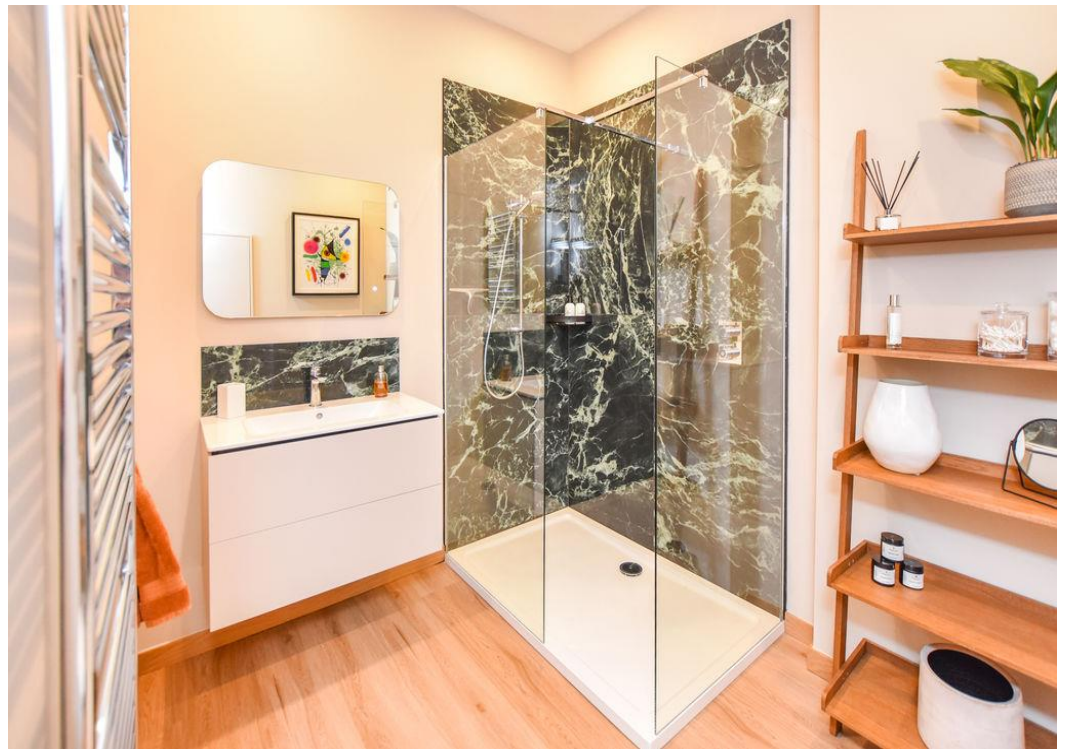
Stamford, PE9 3JL

Guide Price £425,000

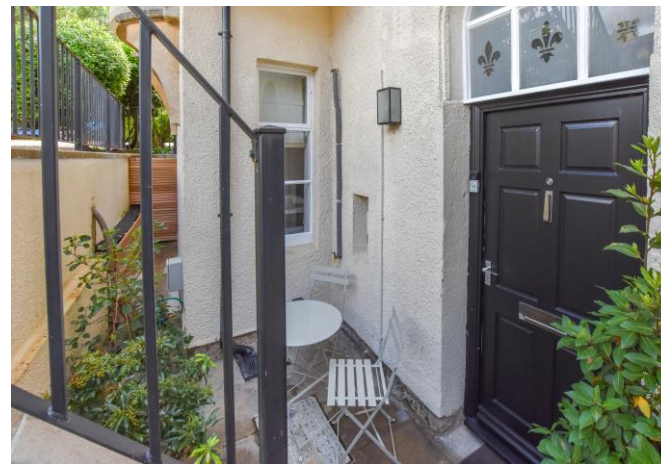
SUMMARY

- 1247 Sq Ft - Two Double Bedroom Flat
- Recently Renovated To A High Standard
- Open Plan Kitchen Living Dining Space
- En Suite To Master & Family Bathroom
- Study Area, Store & Utility
- Garage & Off Road Parking
- Communal Gardens & Private Courtyard
- Leasehold & Share Of Freehold
- Enviably Wothorpe Location









Situated within the heart of a striking mid-19th-century Gothic residence, this impressive apartment occupies the central lower section of Clare Lodge, a distinguished period property located just one mile from Stamford railway station. Recently renovated to an exceptional standard, this spacious two-bedroom home is positioned within the highly sought-after area of Wothorpe, on the southern edge of Stamford. Offering over 1,200 sq ft of well-appointed accommodation, the property combines character and contemporary living. The accommodation comprises a generous open-plan kitchen, dining and living area, two double bedrooms, an en-suite shower room to the principal bedroom, a family bathroom, entrance hall, inner hallway/study area, utility room, and store. Externally, the property benefits from a garage, off-road parking, and access to attractive communal gardens. Essential Information... Tenure: Leasehold – 200-year lease from 25 December 1985 (approximately 160 years remaining) Freehold Ownership: Held by Clare Lodge (Wothorpe) Management Company, jointly owned by the four leaseholders Annual Management Fee: £2,060 (including building maintenance, gardening, and ground rent) Accommodation: Approximately 1,200 sq ft Location... Wothorpe is a highly desirable residential enclave situated on the southern fringe of Stamford, offering convenient access to a wealth of local amenities. Stamford railway station, Stamford School's Junior House, and the renowned George Hotel are all within easy walking distance. Widely regarded as one of England's finest market towns, Stamford is celebrated for its beautifully preserved Georgian architecture, vibrant community, and excellent range of independent shops, restaurants, cafés, and cultural attractions. Residents also benefit from a variety of everyday conveniences, including supermarkets and professional services. The magnificent Burghley House and its extensive parkland are just a short distance away, while Rutland Water—one of the region's premier destinations for sailing, cycling, walking, and wildlife observation—is approximately nine miles from the property.



Tenure: Leasehold with share of freehold

EPC Rating: N/A

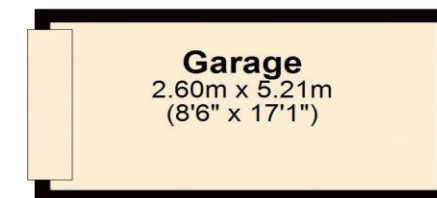
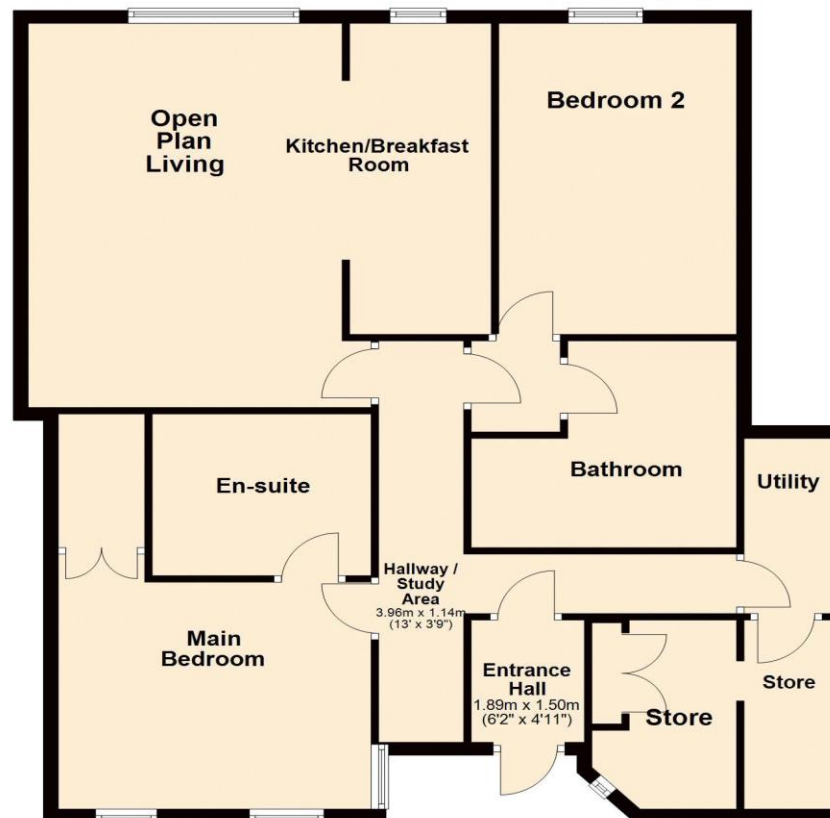
Council Tax Band: B

Local Authority: Peterborough City Council

Lease information in listing

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Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

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