



Bentley Street Stamford, PE9 1EU

*****IDEAL FIRST TIME BUY***** This well presented 1-bedroom flat, is situated within a short walk of Stamford's High Street, railway, and bus stations. The apartment forms part of a former period house that was converted into 3 unique homes. The property has been improved over the recent years and is finished to a high standard throughout.

£140,000

Bentley Street

Stamford, PE9 1EU



- Town Centre Location
- Living Room
- Basement Bathroom
- 1 Bedroom Flat
- Refitted Kitchen
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Ideal First Time Buy
- Double Bedroom

Living Room

9'10" x 16'5" (3.00m x 5.00m)

Inner Hall

Kitchen

6'0" x 8'5" (1.83m x 2.57m)

Bedroom

11'10" x 13'11" (3.61m x 4.24m)

Bathroom



Directions

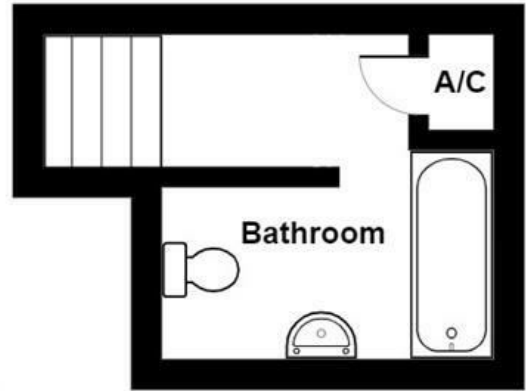
Please use the following postcode for Sat Nav guidance - PE9 1EU



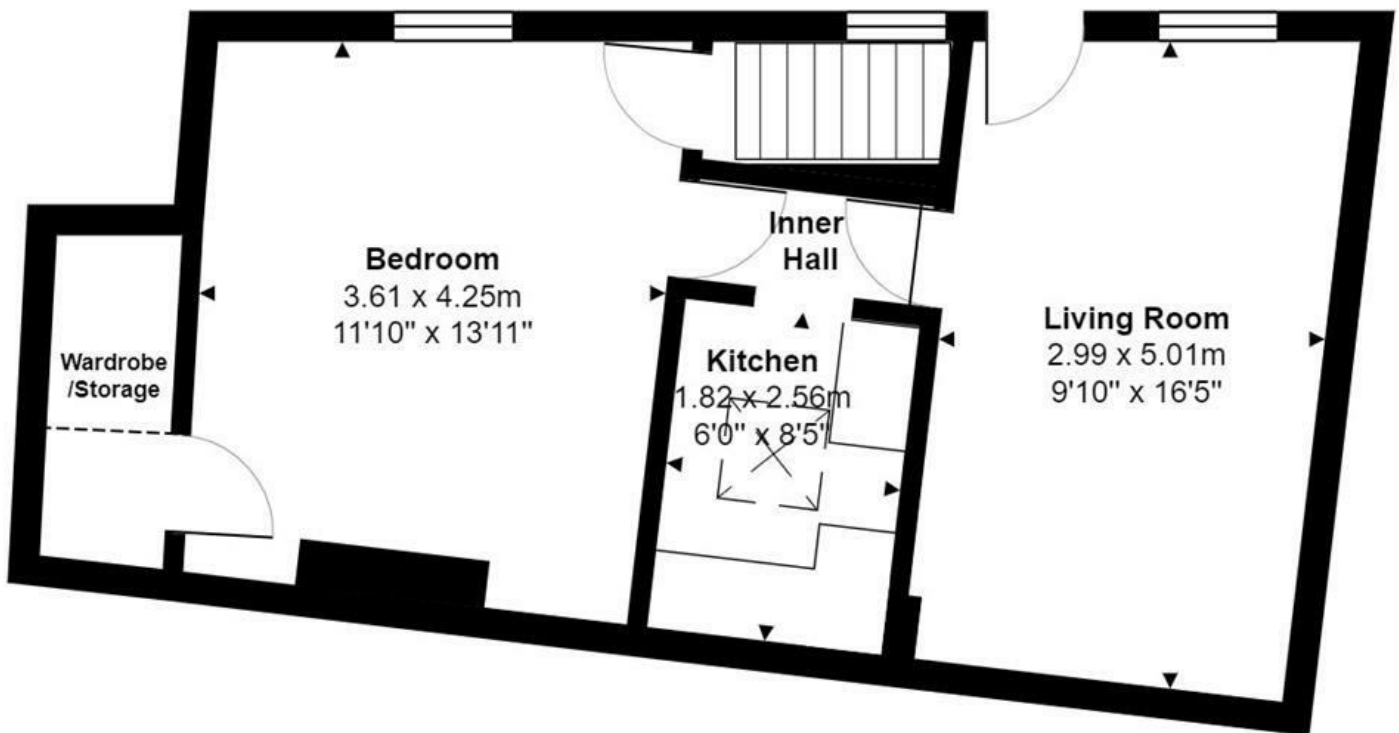
Floor Plan

Total Area: 50.6 m² ... 544 ft²

All measurements are approximate and for display purposes only



Lower Ground Floor



Ground Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential 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 £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	