

## 7, Berkeley Court Ryhall Road, Stamford, PE9 1TY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This two bedroom maisonette in Stamford offers well-presented accommodation within walking distance to the town centre.

Inside, there is one reception room with large windows that bring in plenty of natural light, along with a fireplace providing a focal point to the space. The refitted kitchen includes modern units and is designed for practical, everyday use. The refitted bathroom suite has been finished to a tidy standard, complementing the property's overall immaculate condition.

There are two bedrooms: a double bedroom with built-in wardrobes and a single bedroom featuring a walk-in closet, offering useful storage options. The property also benefits from a garage.

Stamford town centre is within easy reach on foot, with its selection of independent shops, supermarkets, cafés, and traditional pubs. The historic heart of Stamford, with its stone buildings and riverside setting, is close by, and the popular green spaces around the River Welland provide pleasant walking routes.

For transport, Stamford railway station links to Peterborough in around 15–20 minutes, providing onward connections to London and the wider rail network. Regular bus services operate through the town to surrounding villages and nearby centres.

This maisonette may particularly appeal to first-time buyers, investors, and those looking to downsize in a convenient Stamford location.

NO UPWARD CHAIN.

**Guide Price £220,000 Leasehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Spacious Ground Floor Maisonette
- Walking Distance to Stamford Town Centre
- Refitted Bathroom
- Garage
- Ground Rent and Service Charge combined: £1,231.58 a year
- Two Bedrooms
- Refitted Kitchen
- Spacious Lounge / Dining Room
- Council Tax Band B EPC Rating C
- No Upward Chain



**ACCOMMODATION:**

**Entrance Hall**

**Lounge/Dining Room**  
5.26m x 3.94m (17'3 x 12'11)

**Kitchen**  
3.10m x 2.39m (10'2 x 7'10)

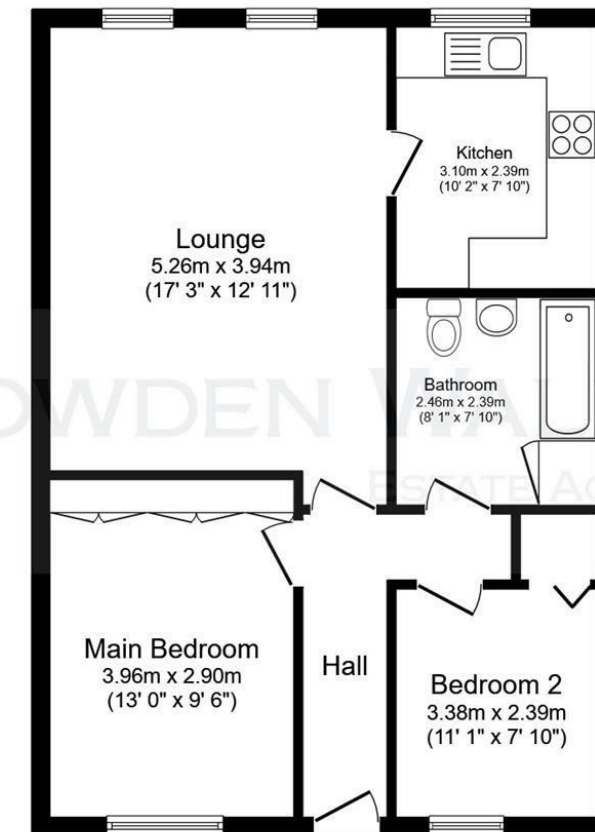
**Master Bedroom**  
3.96m x 2.90m (13'0 x 9'6)

**Bedroom Two**  
3.38m x 2.39m (11'1 x 7'10)

**Bathroom**  
2.39m x 2.46m (7'10 x 8'1)

**Garage**

**FLOOR PLAN:**



**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)