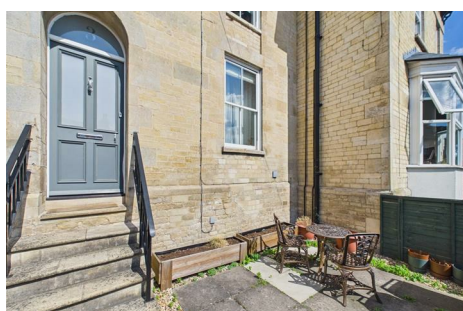




3 Brownlow Terrace

Stamford, PE9 2EH

Occupying a commanding position just a short walk from Stamford's vibrant town centre, Flat 3 forms part of the prestigious Brownlow Terrace development, a beautifully converted period building that seamlessly combines historic character with contemporary luxury.

£250,000

3 Brownlow Terrace

Stamford, PE9 2EH



- Beautifully presented two-bedroom apartment
- Bespoke fitted kitchen with integrated appliances
- Short walk to Stamford town centre and railway station
- Private entrance via courtyard and stone staircase
- Luxury shower room with quality fittings
- IDEAL FTB/INVESTMENT
- Bright and spacious open-plan kitchen/living/dining room
- Double-fronted aspect providing excellent natural light
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Kitchen Living Dining Area

15'8" x 17'5" (4.78m x 5.31m)

Bedroom 1

8'9" x 9'11" (2.67m x 3.02m)

Bedroom 2

7'1" x 9'4" (2.16m x 2.84m)

Shower Room

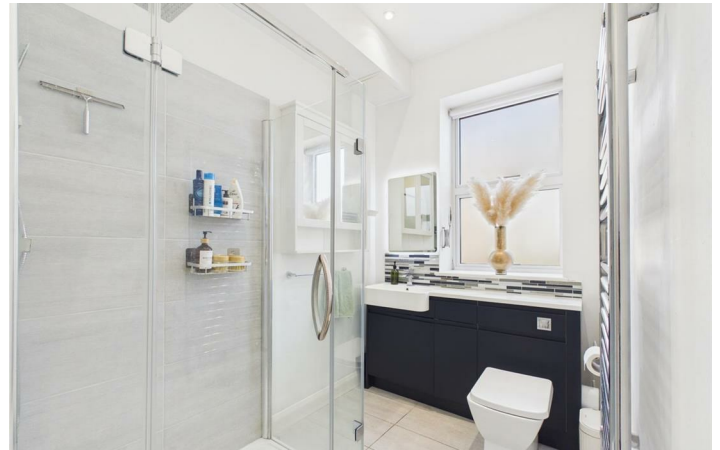
8'0" x 5'9" (2.44m x 1.75m)

Courtyard Garden to Front



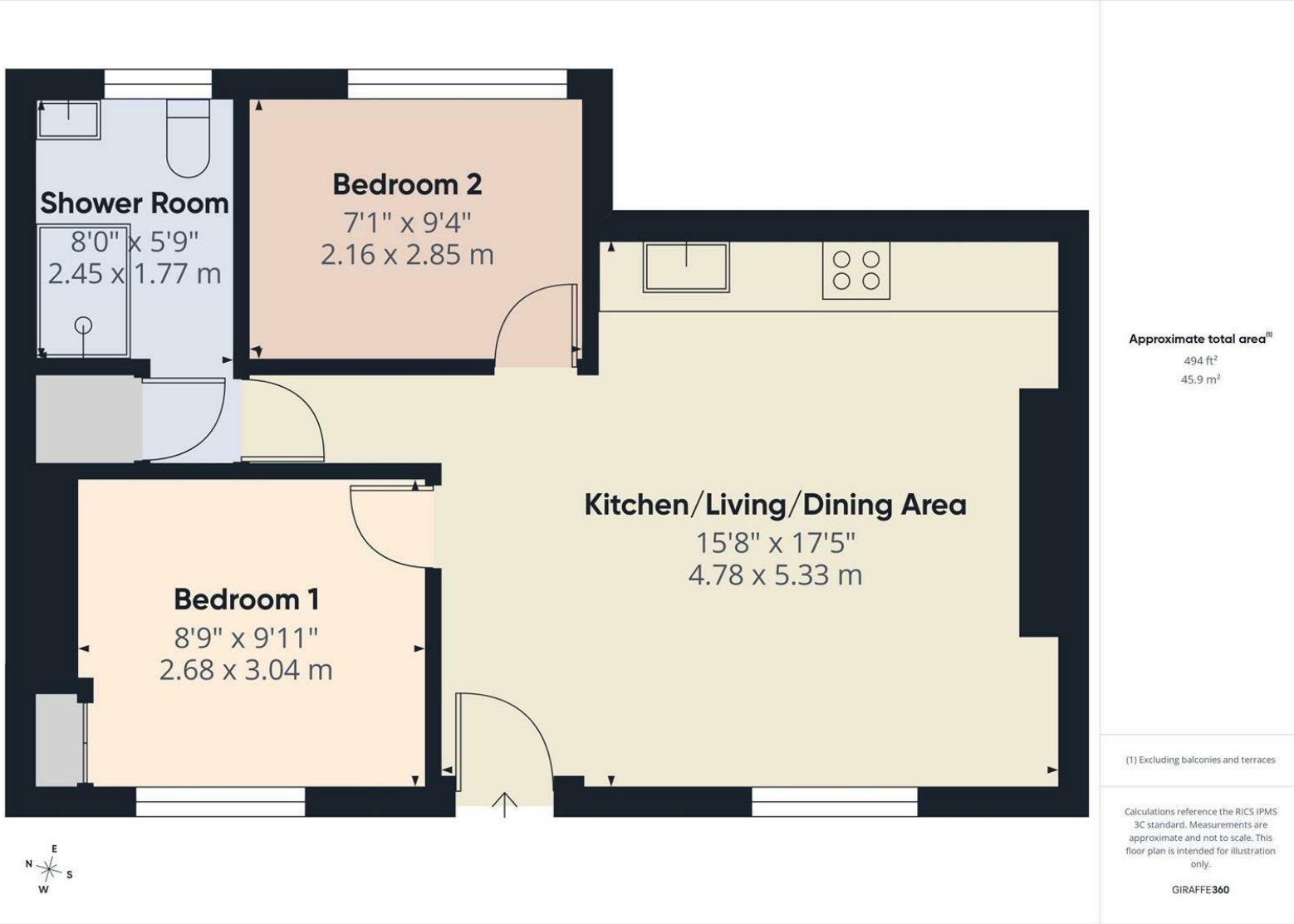
Directions

Please use the following postcode for Sat Nav guidance - PE9 2EH





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
		EU Directive 2002/91/EC