



High Street St Martins, PE9 2LA

This Stunning Maisonette Apartment is located in the very heart of historic Stamford just behind The George Hotel, and is within a few minutes walk of the town centre and railway station. The apartment offers light filled, generously sized accommodation throughout. NO CHAIN

£330,000

High Street

St Martins, PE9 2LA



- 2 Bedroom Maisonette
- Good Sized Accommodation Throughout
- Communal Courtyard Garden
- Town Centre Location
- Living Room, Kitchen Dining Room
- NO CHAIN
- Minutes from The George Hotel
- 2 Double Bedrooms, Office & Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Lobby

5'11" x 8'0" (1.80m x 2.44m)

Living Room

16'2" x 16'7" (4.93m x 5.05m)

Kitchen Dining Room

12'1" x 16'3" (3.68m x 4.95m)

Landing

Bedroom 1

12'3" x 17'11" (3.73m x 5.46m)

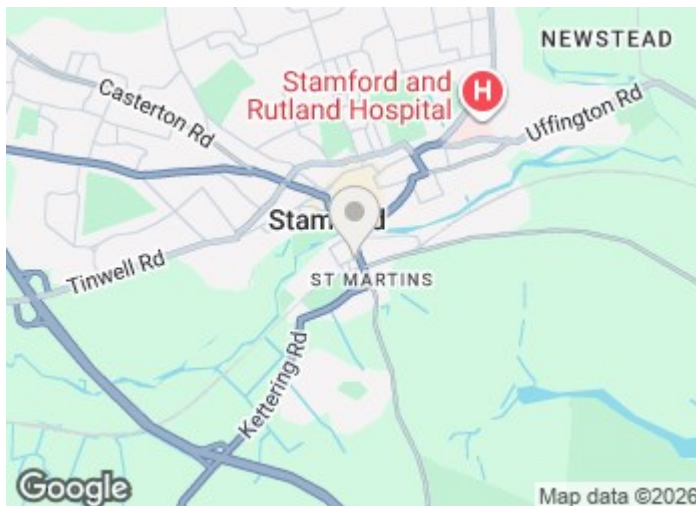
Bedroom 2

12'3" x 10'6" (3.73m x 3.20m)

Bathroom

8'6" x 5'6" (2.59m x 1.68m)

Communal Courtyard

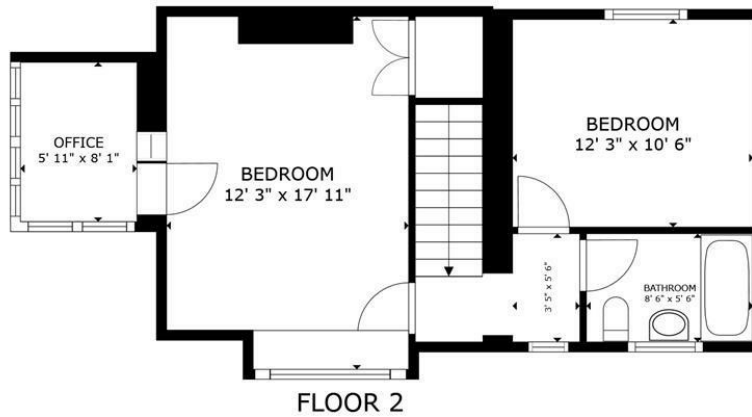


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 570 sq.ft. FLOOR 2 557 sq.ft.
 TOTAL : 1,127 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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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			
(55-68) D			
(39-54) E		48	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	