



## 12a Warrenne Keep, Stamford, Lincolnshire, PE9 2NX

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		57	
(21-38) F			
(1-20) G			71
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	

Positioned in the heart of Stamford's town centre, whilst benefiting from being in a small development off the main roads, this second floor two bedroom apartment has been fully refurbished and is presented beautifully throughout.

The accommodation comprises an entrance hallway, refitted shower room, lounge dining area opening into the modern kitchen and two bedrooms.

Externally, there is an allocated parking space (although please note this is quite a small parking space so wouldn't suit a large car). Positioned a stones throw from the town centre and Stamford Meadows, with the addition of easy access to the A1 and A43, this is a great home and not one to be missed!

**£1,195 PCM**

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.

- Two bedroom apartment
- Allocated parking space (for a smallish car)
- Located on the second floor
- Available May 2026
- EPC: D Council Tax: C

- Town Centre location
- Renovated throughout
- Positioned next to Stamford Meadows
- Deposit: £1378 Holding Deposit: £275



**ACCOMMODATION:**

**Entrance Hallway**

**Living Room**

4.32m x 4.04m (14'2" x 13'3")

**Kitchen**

4.39m x 2.01m (14'4" x 6'7")

**Bedroom One**

3.81m x 2.90m (12'5" x 9'6")

**Bedroom Two**

2.82m x 1.98m

**Bathroom**

**FLOOR PLAN:**



Floor Plan

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)