



## Brownlow Terrace Stamford, PE9 2EH

This impressive two-bedroom penthouse apartment set within just over 1000sqft of accommodation is ideally situated within easy walking distance of Stamford town centre, the mainline railway station and the beautiful grounds of Burghley House. The property further benefits from allocated off-street parking.

Accessed via the rear of the building by an attractive wrought-iron staircase, the penthouse has been finished to an exceptionally high standard throughout. Accommodation includes a bespoke fitted kitchen with integrated appliances and luxurious shower rooms, all designed to offer contemporary living of the highest quality.

An internal viewing is highly recommended to fully appreciate the standard of finish and the excellent location on offer.

£300,000

# Brownlow Terrace

Stamford, PE9 2EH



- Penthouse Apartment Occupying The Entire Second Floor of The Building
- Entrance hall leading to spacious open-plan living/dining/kitchen
- Further double bedroom and separate shower room
- Impressive panoramic views across Stamford
- Dual-aspect windows providing excellent natural light
- Allocated off-street parking space to the rear of the building
- Well-proportioned and thoughtfully laid-out accommodation
- Principal bedroom with en-suite shower room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

## Living Kitchen

26'11" x 17'7" (8.20 x 5.36)

## Bedroom

10'1" x 12'5" (3.07 x 3.78)

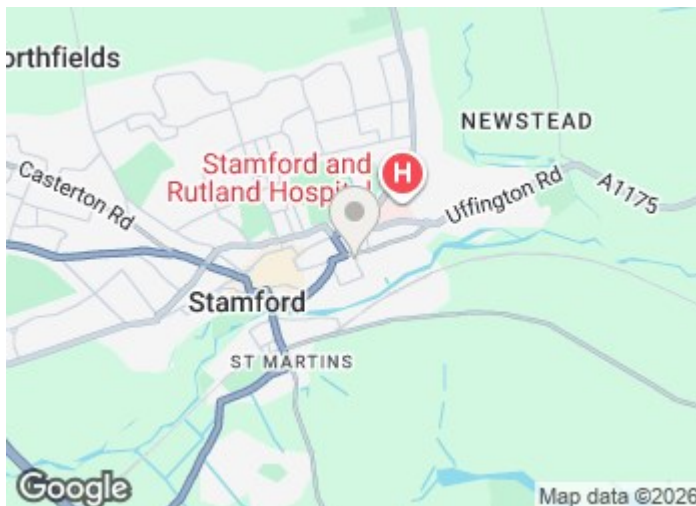
## En-Suite Shower Room

## Bedroom

10'7" x 10'7" (3.23 x 3.23)

## Shower Room

1 Allocated Parking Space

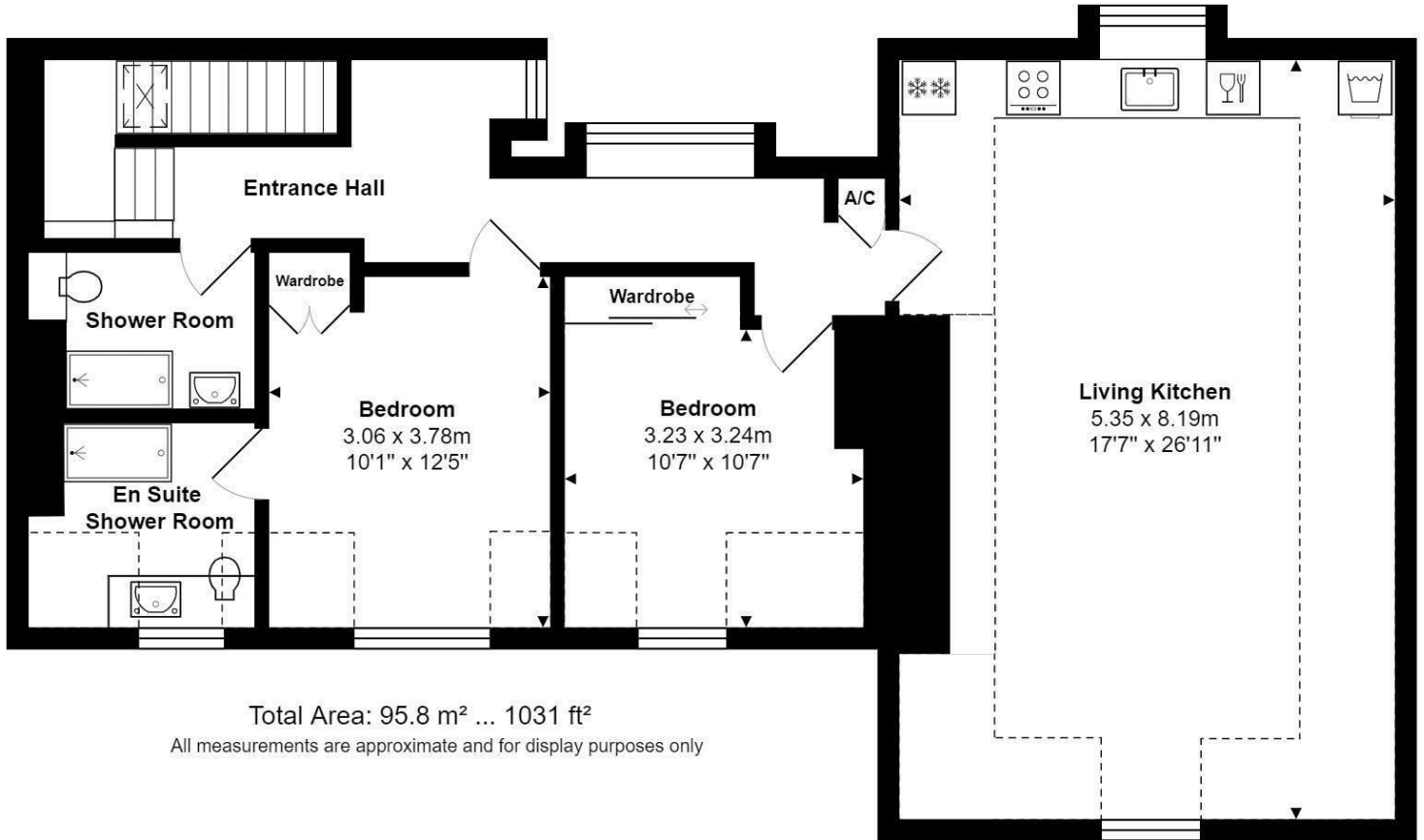


## Directions

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 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	