



Phillips Court, Stamford



Key Features

- 1 Bed First Floor Apartment Close to the Town Centre
- Allocated Parking Space
- Lovely Views to the Front
- Living/Dining Room & Separate Fitted Kitchen
- Modernised Throughout
- No Onward Chain
- Council Tax Band - B
- EPC Rating D
- Leasehold

£190,000





No Onward Chain A beautifully presented first-floor apartment with allocated off-street parking, ideally positioned just off Water Street and enjoying charming views towards the river. Perfectly located within easy walking distance of Burghley Park, Stamford's vibrant town centre, and the railway station, this attractive home offers both convenience and picturesque surroundings.

The accommodation comprises a communal entrance with stairs rising to the first floor, a private entrance hall, and a bright open-plan living/dining room with lovely river views. There is also a separate kitchen, a spacious double bedroom, and a bathroom fitted with a shower over the bath. Externally, the property benefits from one allocated parking space.

Kitchen 3.12m x 2.11m (10'2" x 6'11")

Living Room 4.17m x 3.86m (13'8" x 12'8")

Bedroom 4.17m x 3.02m (13'8" x 9'11")



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 443 sq.ft. (41.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
Council Tax Band: B

AGENTS NOTE:
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:
Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.