



31 Phillips Court, Stamford
£170,000

 **NEWTON FALLOWELL**

31 Phillips Court

Stamford

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

Living Room

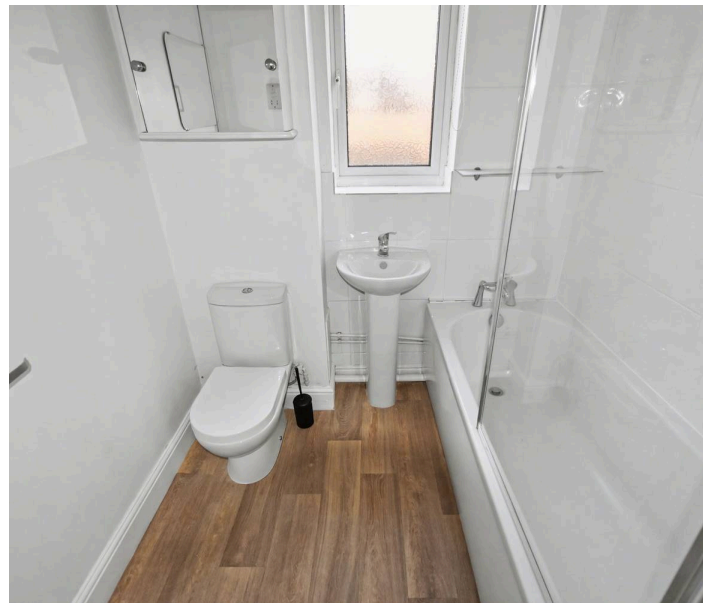
13' 8" x 12' 8" (4.17m x 3.86m)

Bedroom

13' 8" x 10' 0" (4.17m x 3.06m)

Agent Note

Property is a leasehold approx. 83 years remaining Ground rent and service charge is approx. £197 per month





Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford