



**nest**  
ESTATES



**First Drift, Wothorpe**

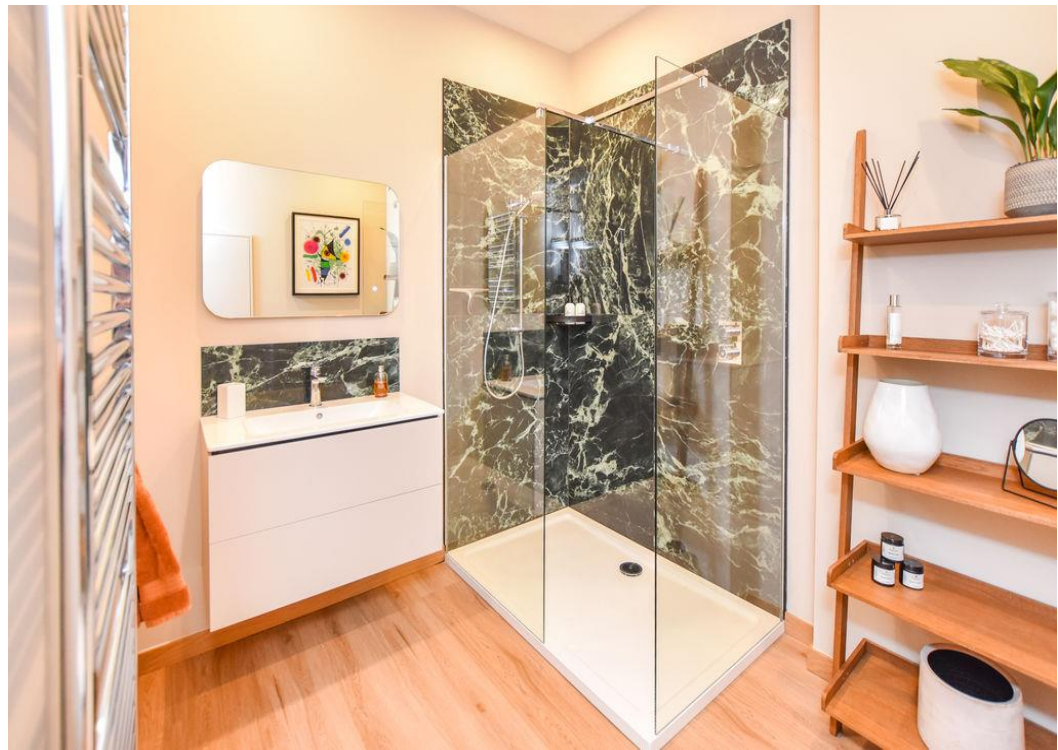
Stamford, PE9 3JL

**Guide Price £435,000**

## SUMMARY

- 1247 Sq Ft - Two Double Bedroom Flat
- Recently Renovated To A High Standard
- Open Plan Kitchen Living Dining Space
- En Suite To Master & Family Bathroom
- Study Area, Store & Utility
- Garage & Off Road Parking
- Communal Gardens & Private Courtyard
- Leasehold & Share Of Freehold
- Envious Wothorpe Location









Situated within the heart of a striking mid-19th-century Gothic residence, this impressive apartment occupies the central lower section of Clare Lodge, a distinguished period property located just one mile from Stamford railway station. Recently renovated to an exceptional standard, this spacious two-bedroom home is positioned within the highly sought-after area of Wothorpe, on the southern edge of Stamford. Offering over 1,200 sq ft of well-appointed accommodation, the property combines character and contemporary living. The accommodation comprises a generous open-plan kitchen, dining and living area, two double bedrooms, an en-suite shower room to the principal bedroom, a family bathroom, entrance hall, inner hallway/study area, utility room, and store. Externally, the property benefits from a garage, off-road parking, and access to attractive communal gardens. Essential Information... Tenure: Leasehold – 200-year lease from 25 December 1985 (approximately 160 years remaining) Freehold Ownership: Held by Clare Lodge (Wothorpe) Management Company, jointly owned by the four leaseholders Annual Management Fee: £2,060 (including building maintenance, gardening, and ground rent) Accommodation: Approximately 1,200 sq ft Location... Wothorpe is a highly desirable residential enclave situated on the southern fringe of Stamford, offering convenient access to a wealth of local amenities. Stamford railway station, Stamford School's Junior House, and the renowned George Hotel are all within easy walking distance. Widely regarded as one of England's finest market towns, Stamford is celebrated for its beautifully preserved Georgian architecture, vibrant community, and excellent range of independent shops, restaurants, cafés, and cultural attractions. Residents also benefit from a variety of everyday conveniences, including supermarkets and professional services. The magnificent Burghley House and its extensive parkland are just a short distance away, while Rutland Water—one of the region's premier destinations for sailing, cycling, walking, and wildlife observation—is approximately nine miles from the property.





Tenure: Leasehold with share of freehold

EPC Rating: N/A

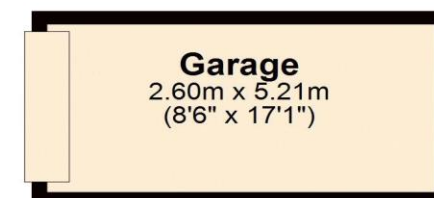
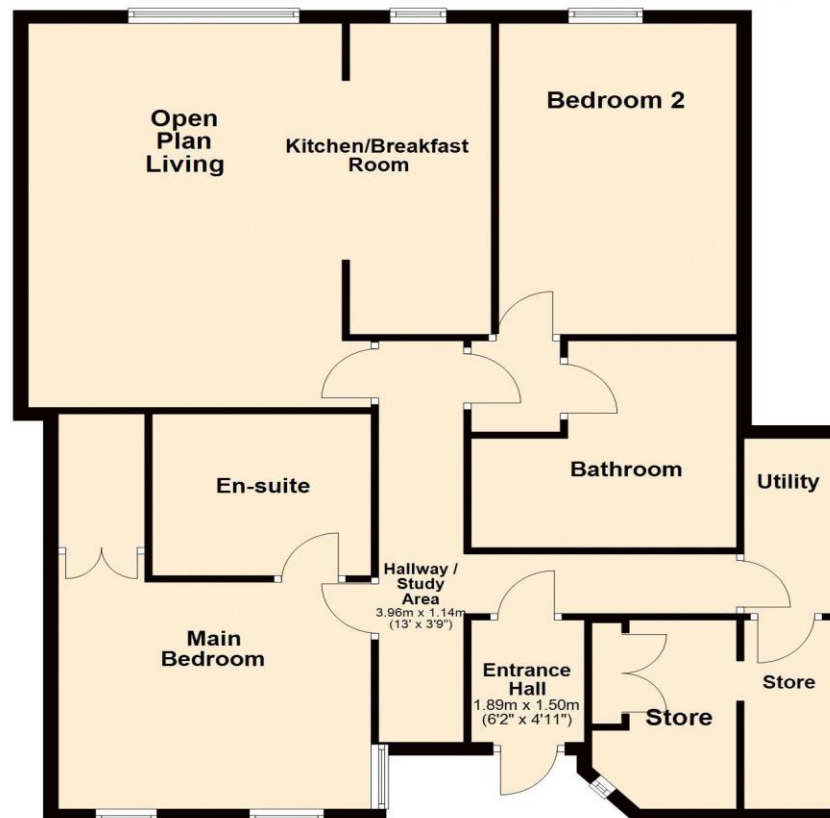
Council Tax Band: B

Local Authority: Peterborough City Council

Lease information in listing

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110  
info@nestestates.co.uk  
www.nestestates.co.uk