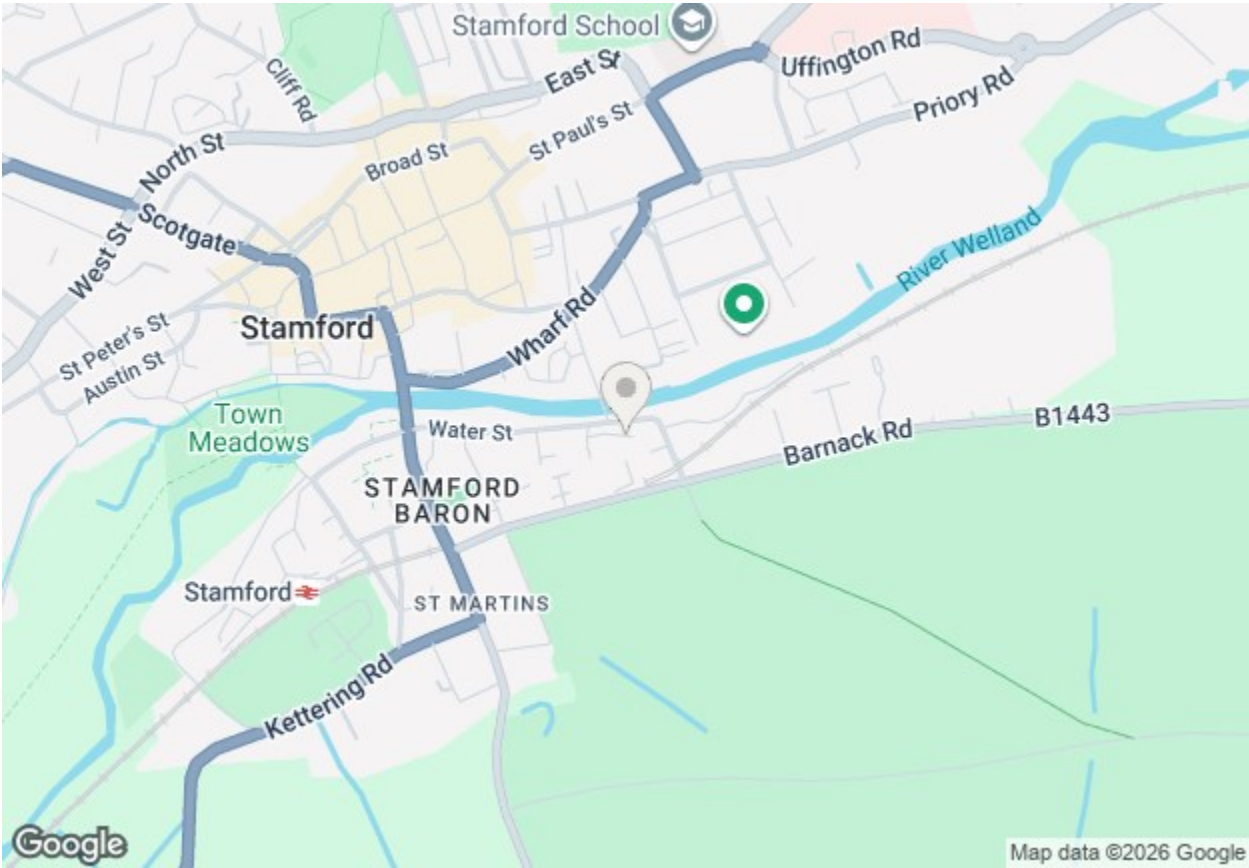




47 Phillips Court, Stamford, PE9 2EE

Situated in a peaceful position off Water Street, this well-presented top-floor apartment enjoys an excellent location within Stamford, just moments from the River Welland and within easy reach of Burghley Park. The town centre, High Street and railway station are also within a comfortable walk, making this an ideal home or investment in a highly convenient setting.

Located on the top floor of this well-maintained development, the apartment offers a good degree of privacy and opens into a welcoming entrance hall leading to a bright and spacious lounge/diner. Dual-aspect windows provide an excellent amount of natural light and create an inviting space for both relaxing and entertaining.

The separate kitchen is fitted with a range of modern base and eye-level units, complemented by a useful large larder cupboard providing excellent additional storage. There are two double bedrooms, both benefiting from fitted wardrobes, while the contemporary bathroom features a white three-piece suite and further useful storage.

The property benefits from an allocated parking space within the secure development, adding further convenience to the accommodation.

With its peaceful setting, top-floor position and excellent access to Stamford's amenities and transport links, together with the River Welland and Burghley Park nearby, this apartment offers an excellent opportunity for those seeking a low-maintenance home in a desirable location.

NO ONWARD CHAIN. Viewing is highly recommended.

Asking Price £199,995 Leasehold

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.

- Tucked away location
 - Short walk to the town centre, train station and The Meadows
 - Electric heating
 - NO CHAIN
 - EPC - D
- Two bedroom top floor apartment
 - Spacious sitting room
 - Allocated parking
 - Council Tax Band - B
 - Maintenance Charge - £2,961.58 pa, No Ground Rent



ACCOMMODATION:

Entrance Hall
0.89m x 4.06m (2'11 x 13'4)

Lounge / Diner
4.06m x 4.52m (13'4 x 14'10)

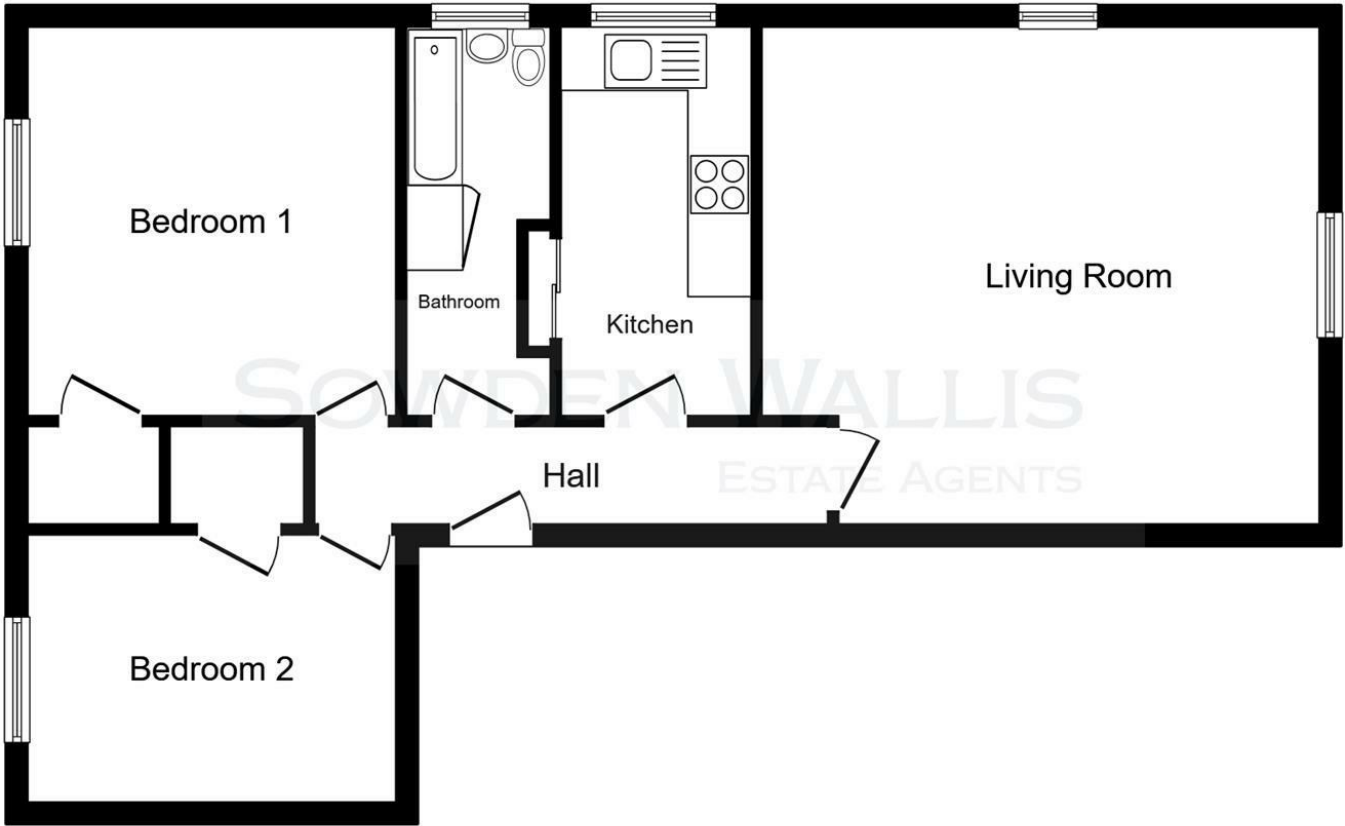
Kitchen
1.63m x 3.45m (5'4 x 11'4)

Bedroom One
3.51m x 3.00m (11'6 x 9'10)

Bedroom Two
2.24m x 3.18m (7'4 x 10'5)

Bathroom
1.19m x 3.33m (3'11 x 10'11)

FLOOR PLAN:



Second Floor

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