



The Croft
Stamford PE9 2JZ

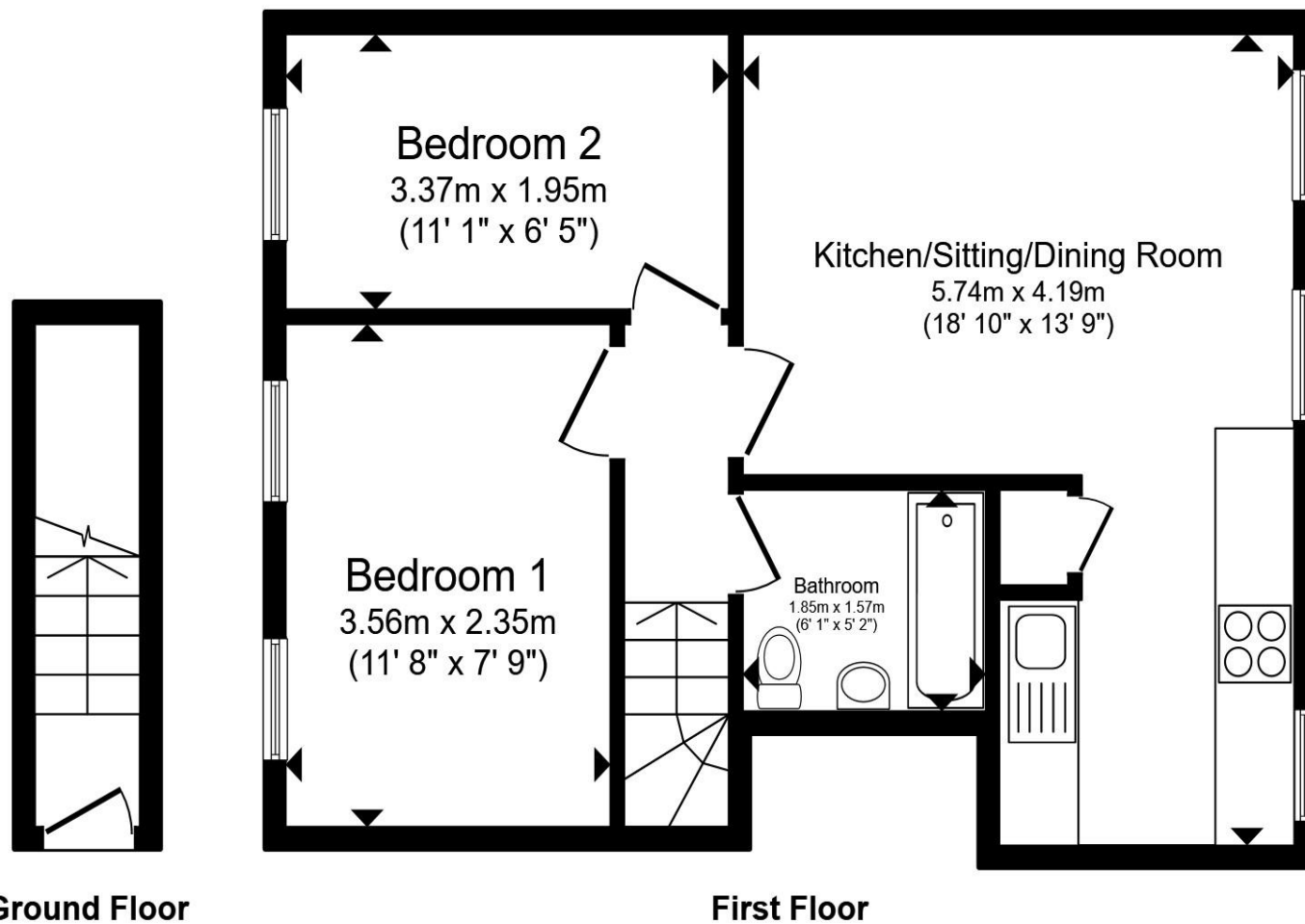


KNIGHT
PARTNERSHIP

Welcome to **The Croft**

A beautifully presented two-bedroom first-floor apartment, ideally situated within easy reach of the town centre and its excellent range of amenities. Offered with no onward chain, this property is an ideal first-time purchase or buy-to-let investment.





Stairs To Apartment

Kitchen/Living Room
18' 10" x 13' 9" (5.74m x 4.19m)

Bedroom One
11' 8" x 7' 9" (3.56m x 2.36m)

Bedroom Two
11' 1" x 6' 5" (3.38m x 1.96m)

Bathroom
6' 1" x 5' 2" (1.85m x 1.57m)

Total floor area 44.4 sq.m. (478 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Welcome to

The Croft

- Well-presented first floor apartment
- Easy access to the town centre
- Two bedrooms
- Open plan living space
- Re-carpeted throughout
- Modern kitchen with built-in appliances
- Allocated parking space & No chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 900.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000

Accessed via its own private entrance, the apartment has been recently redecorated and recarpeted throughout, creating a fresh and inviting living space ready to move straight into.

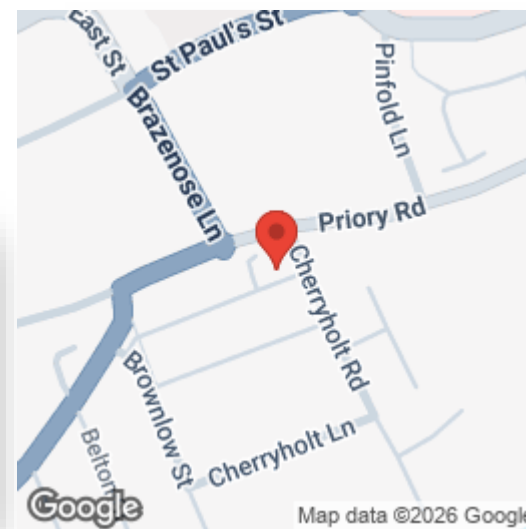
The heart of the home is the bright and spacious open-plan living/kitchen area, featuring two large sash windows that flood the room with natural light. The modern fitted kitchen has a built-in oven and hob, dishwasher and space for a fridge freezer with a storage cupboard.

There are two well-proportioned bedrooms, together with a contemporary bathroom fitted with a white suite and shower over the bath.

Further benefits include an allocated parking space and the added advantage of being offered to the market with no onward chain.

Early viewing is highly recommended to appreciate everything this superb apartment has to offer.

Agent notes: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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