



## Welland Mews Stamford, PE9 2LW

Located within the popular Welland Mews over-55s development, this well-maintained two-bedroom first floor apartment offers comfortable, independent living close to Stamford town centre.

The accommodation includes a spacious living room, a modern fitted kitchen, two good-sized bedrooms, and a contemporary shower room. The property benefits from plantation shutters fitted to all windows, providing both style and privacy.

Residents enjoy access to well-kept communal gardens, resident parking, and a peaceful setting within a friendly retirement community. The property is offered with no onward chain, making it an ideal option for those looking to move with ease.

**£230,000**

# Welland Mews

Stamford, PE9 2LW



- Two Bedroom First Floor Flat
- Over 55's Development
- Close to the Town Centre, River & Burghley Park
- Refitted Kitchen & Shower Room
- Good Sized Living Area
- Plantation Shutters Fitted
- Beautifully Landscaped Communal Gardens
- Communal Lounge & Laundry Facilities
- No Chain
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

13'2" x 5'3" (4.01m x 1.60m)

## Shower Room

8'4" x 5'3" (2.54m x 1.60m)

## Living Room

17'8" x 12'10" (5.38m x 3.91m)

## Kitchen

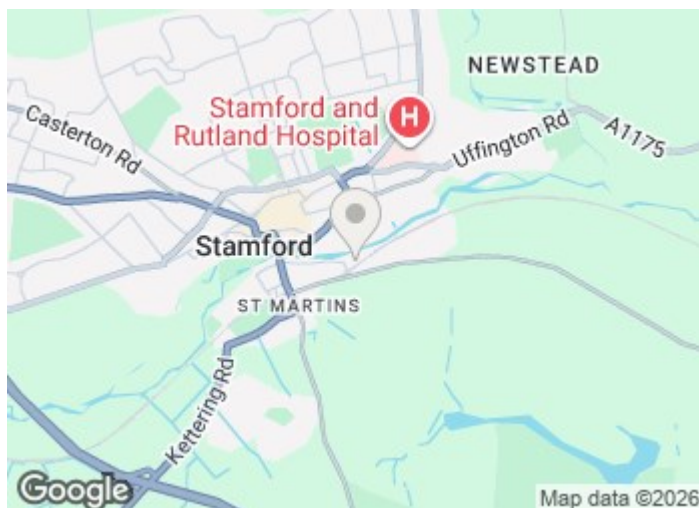
8'9" x 10'8" (2.67m x 3.25m)

## Bedroom 1

12'8" x 9'11" (3.86m x 3.02m)

## Bedroom 2

6'2" x 9'11" (1.88m x 3.02m)

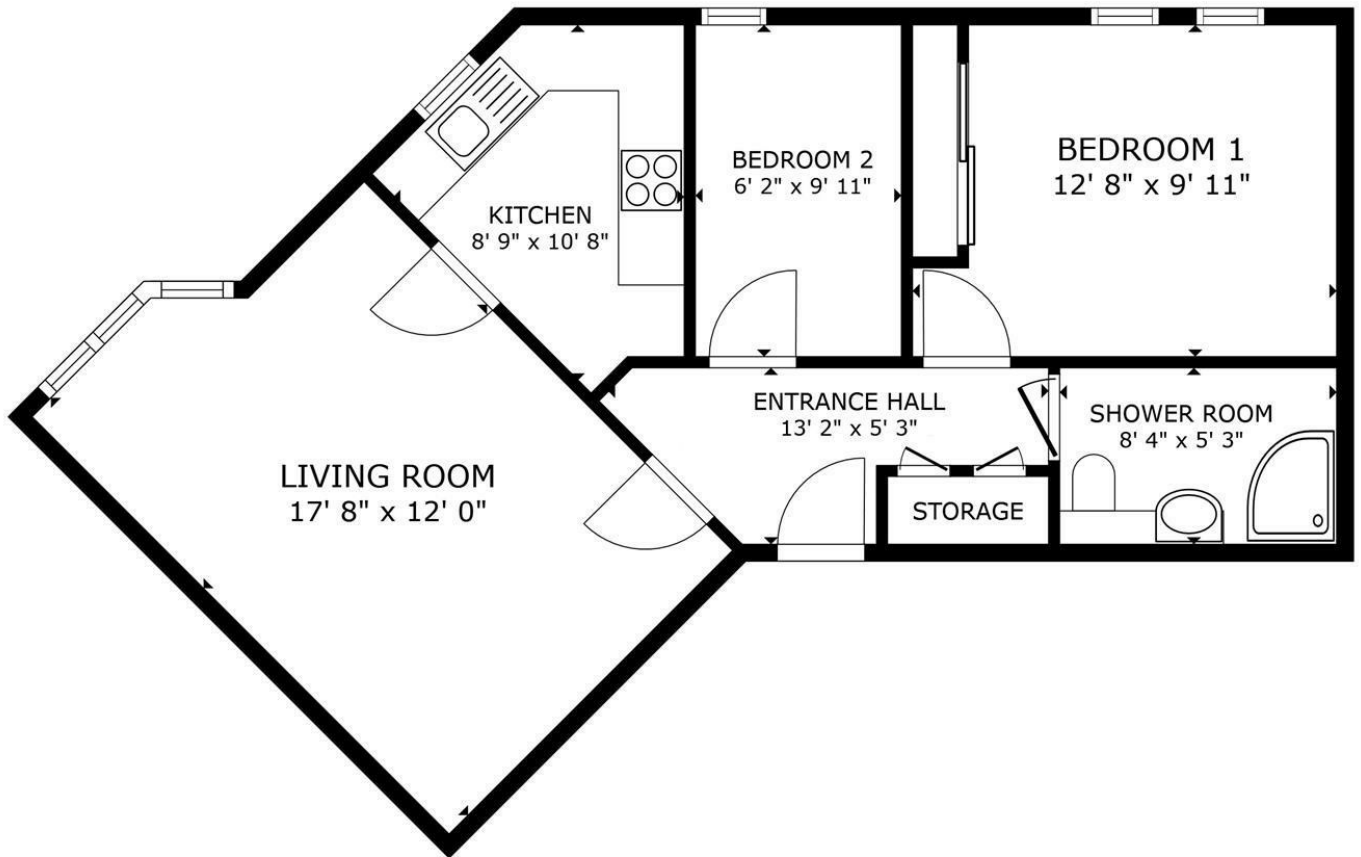


## Directions

Please use the following postcode for Sat Nav guidance - PE9 2LW



## Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 583 sq.ft.  
TOTAL : 583 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ANTI-MONEY LAUNDERING REGULATIONS:** All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

**REFERRAL FEES:** Goodwin Residential 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 £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	