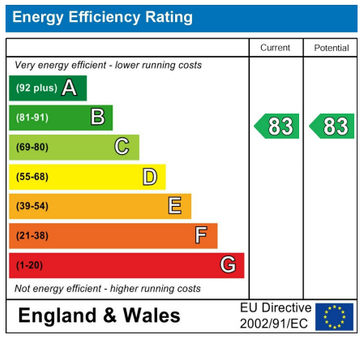
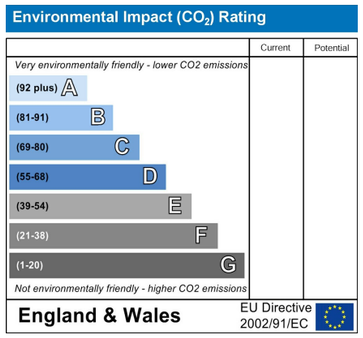
Sowden Wallis
Estate Agents









Flat 2, 1 Sovereign Way, Stamford, Lincolnshire, PE9 2ZQ

This immaculately presented two-bedroom ground floor apartment is ideally located within walking distance of the town centre and close to a wide range of local amenities, offering stylish and convenient modern living.

The apartment features a spacious entrance hall with two useful storage cupboards, leading through to a contemporary open plan kitchen and living area. This light-filled space opens directly onto a private patio area, creating an excellent extension of the living accommodation. The kitchen is finished with modern units and integrated appliances, while the living area is well suited to both relaxing and entertaining.

There are two well-proportioned bedrooms, served by a superbly appointed bathroom fitted to a high standard. Further benefits include gas-fired central heating throughout and two allocated parking spaces.

The building is accessed via a communal entrance hall with a secure keypad entry system, providing additional peace of mind.

A superbly finished ground floor apartment in a highly convenient location, ideal for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Asking Price £239,995 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.

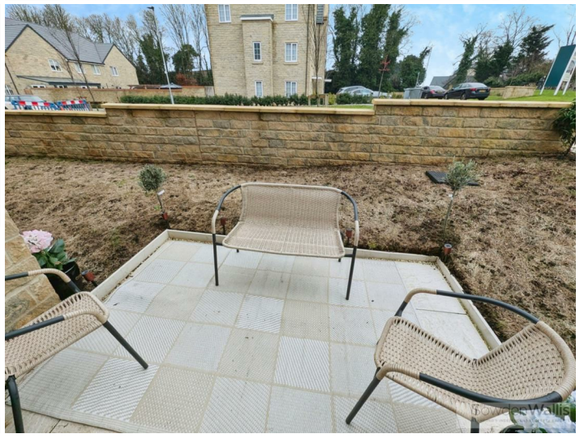
8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

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- Stylish modern apartment
- Two bedrooms
- Finished to a high standard throughout
- Two parking spaces
- EPC - B
- Ground floor
- Superb open plan living kitchen space
- Gas fired central heating
- Management Charge - £1,050p/a
- Council Tax Band - A





ACCOMMODATION:

Entrance Hall

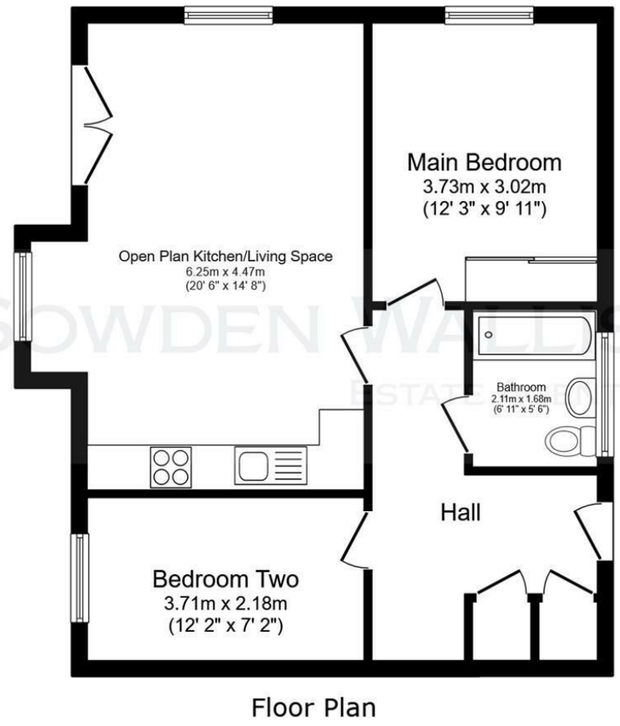
Open Plan Kitching Living Space
6.25m x 4.47m max, 3.71m min (20'6 x 14'8 max, 12'2 min)

Main Bedroom
3.73m into fitted wardrobes x 3.02m (12'3 into fitted wardrobes x 9'11)

Bedroom Two
3.71m x 2.18m (12'2 x 7'2)

Bathroom
2.11m x 1.68m (6'11 x 5'6)

FLOOR PLAN:



Floor Plan

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