



2 Pauleys Court, Stamford
£1,150 pcm

 **NEWTON FALLOWELL**

This beautifully presented two-bedroom flat combines spacious modern living with thoughtful design and premium finishes throughout. The property welcomes you with a light-filled hallway, featuring neutral decor and plush carpeted flooring, setting a warm and inviting tone upon entry. Radiator heating ensures year-round comfort in every room. The generous reception area boasts a neutral palette and soft carpeting, creating a relaxing space for entertaining or unwinding. With open access to the kitchen, the layout promotes an airy, open plan feel that maximises both space and functionality. The kitchen is a true highlight, fitted with stylish wooden units, an integrated oven and gas hob, and a convenient dishwasher. Under-cabinet lighting and bright tiled flooring add a contemporary flair, while large windows flood the space with natural light. Both bedrooms are spacious and versatile, featuring neutral decor and ample natural light, providing a perfect blank canvas for any style preference. One of the bedrooms offers a charming sloped ceiling and built-in storage with double doors, ideal for use as a tranquil master suite or an inspiring home office.

The modern bathroom impresses with a sleek design, featuring a skylight for abundant natural light, a bath-tub with shower screen, elegant tiled flooring, and a heated towel rail for added comfort. Additional practicalities include off-road parking, ensuring convenient access at all times. The property's exterior is equally appealing, with a modern stone facade that blends timeless character with contemporary style. A small balcony provides a delightful outdoor space - perfect for enjoying morning coffee or evening relaxation. Throughout, the flat benefits from high-quality finishes, including radiator heating and neutral decor, offering a blend of comfort and style that will appeal to discerning buyers or tenants. The combination of modern amenities, off-road parking, and versatile living spaces makes this flat a premium offering, perfectly suited for professionals, couples, or small families seeking a stylish and practical home. Don't miss the opportunity to make this exceptional property your own.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Kitchen / diner

18' 9" x 11' 9" (5.72m x 3.58m)

Living room

18' 8" x 12' 1" (5.69m x 3.68m)

Balcony

6' 8" x 3' 5" (2.04m x 1.05m)

Bedroom two

18' 9" x 11' 9" (5.72m x 3.58m)

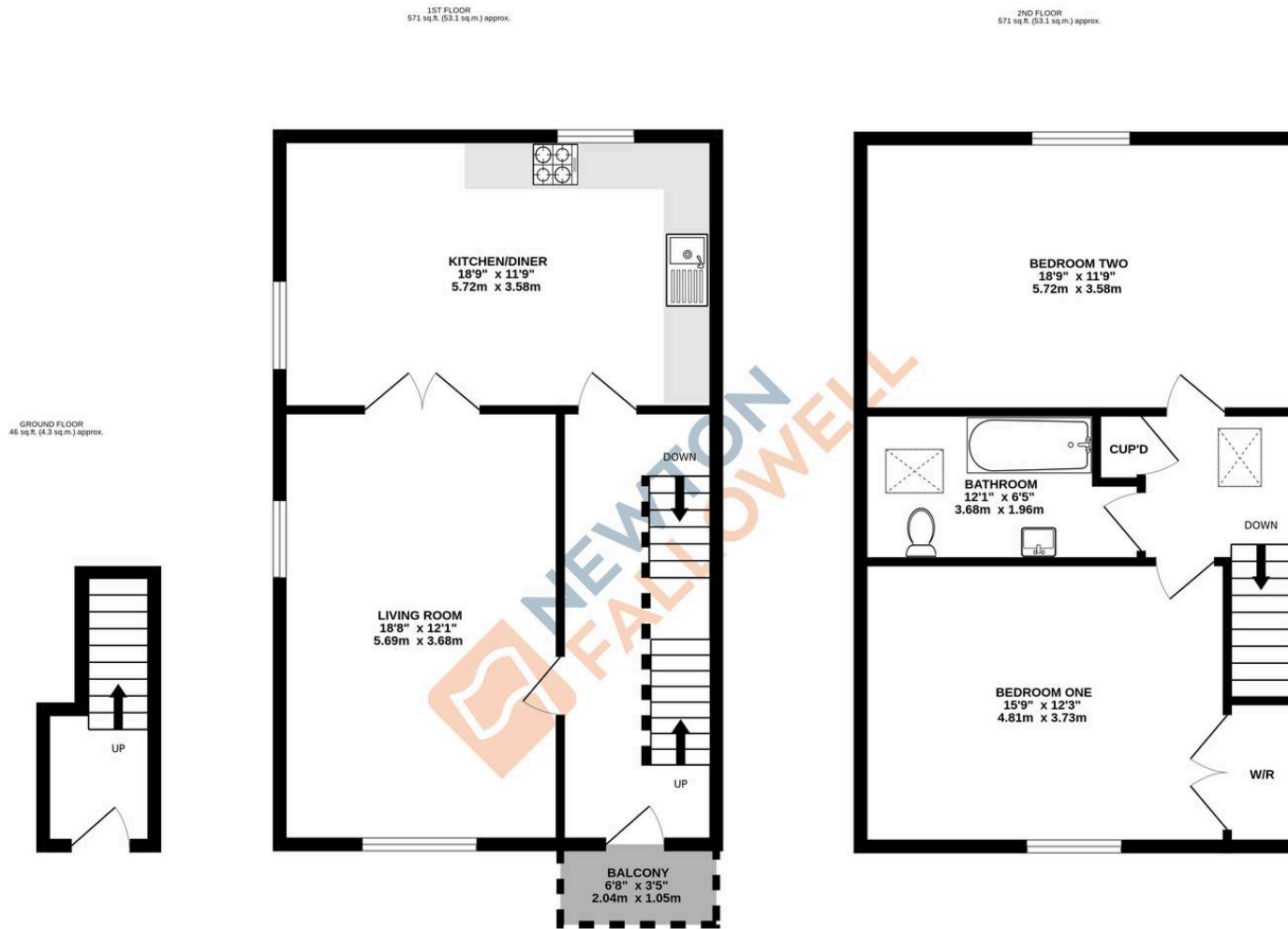
Bathroom

12' 1" x 6' 5" (3.68m x 1.96m)

Bedroom one

15' 9" x 12' 3" (4.81m x 3.73m)





TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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