



Empingham Road, Stamford

In Excess of £130,000

 **NEWTON FALLOWELL**

259 Empingham Road

Stamford, Stamford

No Onward Chain Newton Fallowell are delighted to present this spacious two-bedroom first-floor apartment, ideally located within close proximity to the A1, local schools, and the town centre.

The property is accessed via a secure communal entrance with stairs leading to the front door. Internally, the apartment offers a well-equipped kitchen and a generously sized living and dining room. To the rear of the property are two large double bedrooms, along with a modern three-piece family bathroom.

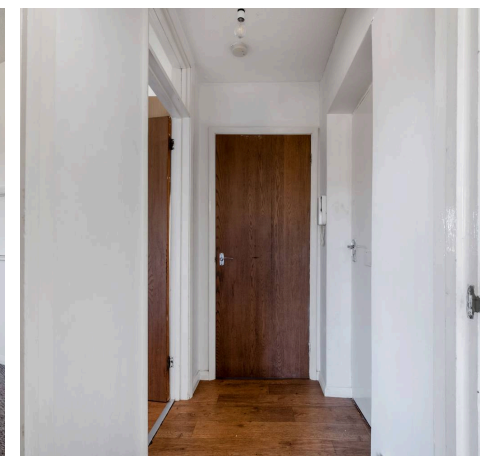
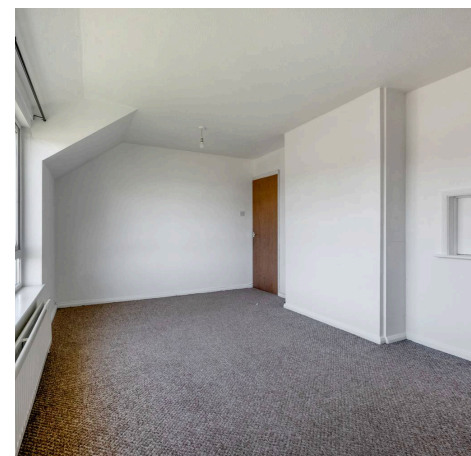
Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Sitting/Dining Room

17' 8" x 10' 2" (5.38m x 3.10m)

Kitchen

9' 1" x 10' 1" (2.77m x 3.08m)

Bedroom One

10' 2" x 11' 11" (3.11m x 3.62m)

Bedroom Two

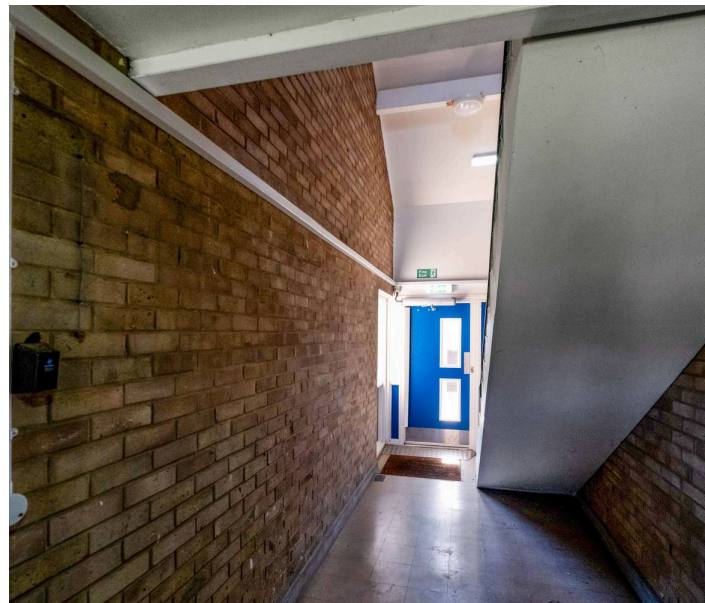
9' 1" x 9' 4" (2.77m x 2.84m)

Bathroom

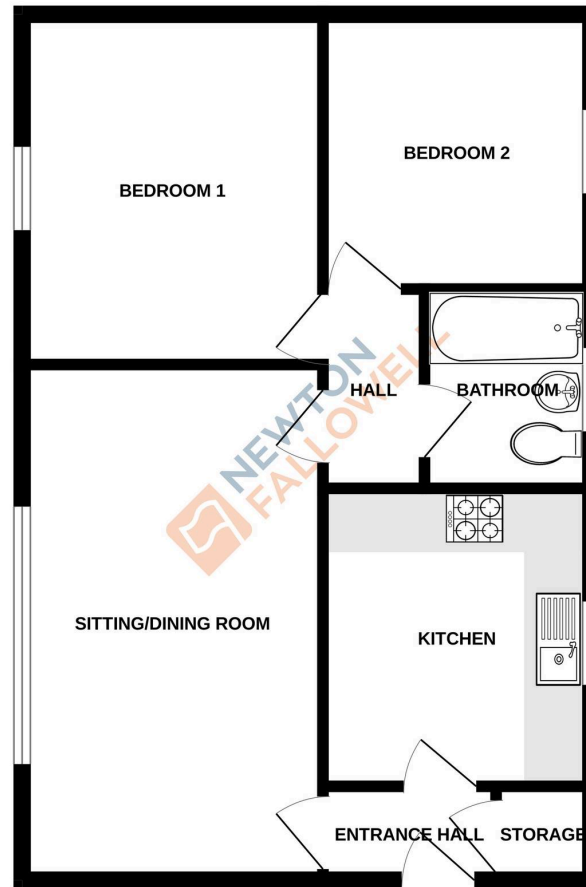
5' 8" x 6' 9" (1.72m x 2.06m)

Agent Note

Leasehold property with 88 years left on the lease. Ground Rent is 10 pound per annum. Buildings insurance is 135 pound per annum. Maintenance Charge is 300 pound per annum.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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Newton Fallowell - Stamford

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