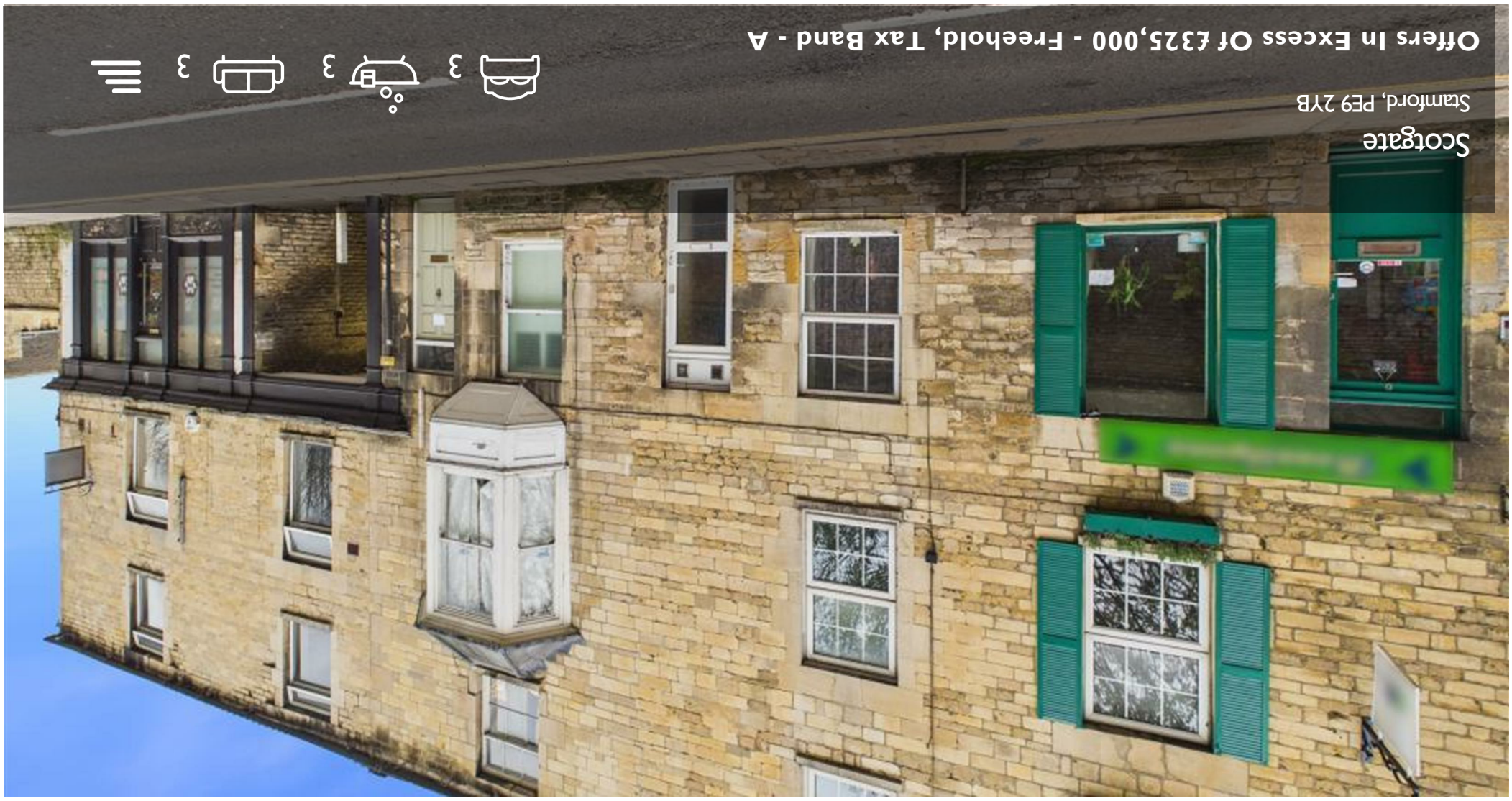


Scotgate

Stamford, PE9 2YB

Offers In Excess Of £325,000 - Freehold, Tax Band - A

3 3 3

Floor Plan



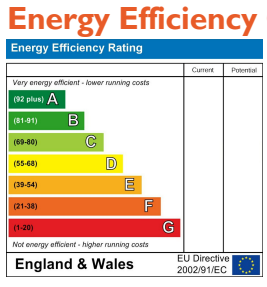
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Scotgate

Stamford, PE9 2YB

An excellent freehold investment opportunity situated in the heart of Stamford town centre, comprising one one bedroom apartment and two self contained studio apartments. Offered with no forward chain, the property is currently held on a single title with separate meters, making it ideal for investors seeking immediate rental income and future asset management potential. Further benefits include permit parking availability, recent roof improvements, and a prime location within a conservation area.

Located in the highly desirable Stamford town centre, this freehold property presents a rare opportunity to acquire a fully self contained building arranged as three individual units. The accommodation comprises a one bedroom apartment and two studio apartments, all currently let on periodic tenancies, offering flexibility for investors. The one bedroom apartment is arranged over multiple levels and includes a living room, dining area, kitchen, shower room, and a spacious double bedroom. The first studio apartment offers an open plan living and sleeping space with its own kitchen and shower room, while the second studio is similarly arranged with an open plan layout and separate shower facilities.
Each unit benefits from its own metering, and the building is fully electric with no gas supply. The property is not listed but is situated within a conservation area, preserving the character and appeal of its surroundings. Externally, the property benefits from a balcony and terrace space to the upper levels, enhancing tenant appeal. Permit parking is available nearby, adding convenience for occupants.
The building has been well maintained, with the main roof replaced approximately fifteen years ago and a new flat roof installed to the rear within the last year, providing reassurance for incoming buyers. Offered with no forward chain and with the option for company purchase, this is an ideal investment opportunity in a sought after location, with strong rental demand and scope for continued income or future reconfiguration.

BASEMENT:

Master Bedroom
3.26 x 5.54 (10'8" x 18'2")

GROUND FLOOR:

Living Room
3.43x 3.49 (11'3"x 11'5")

Dining Room
2.43 x 2.61 (7'11" x 8'6")

Kitchen
1.96 x 2.11 (6'5" x 6'11")

Shower Room
1.79 x 1.85 (5'10" x 6'0")

FIRST FLOOR:

Balcony
2.32 x 4.47 (7'7" x 14'7")

Kitchen
2.05 x 2.65 (6'8" x 8'8")

Living Room/Bedroom
1.57 x 4.13 (5'1" x 13'6")

Shower Room
1.50 x 1.64 (4'11" x 5'4")

SECOND FLOOR:

Terrace
1.86 x 0.92 (6'1" x 3'0")

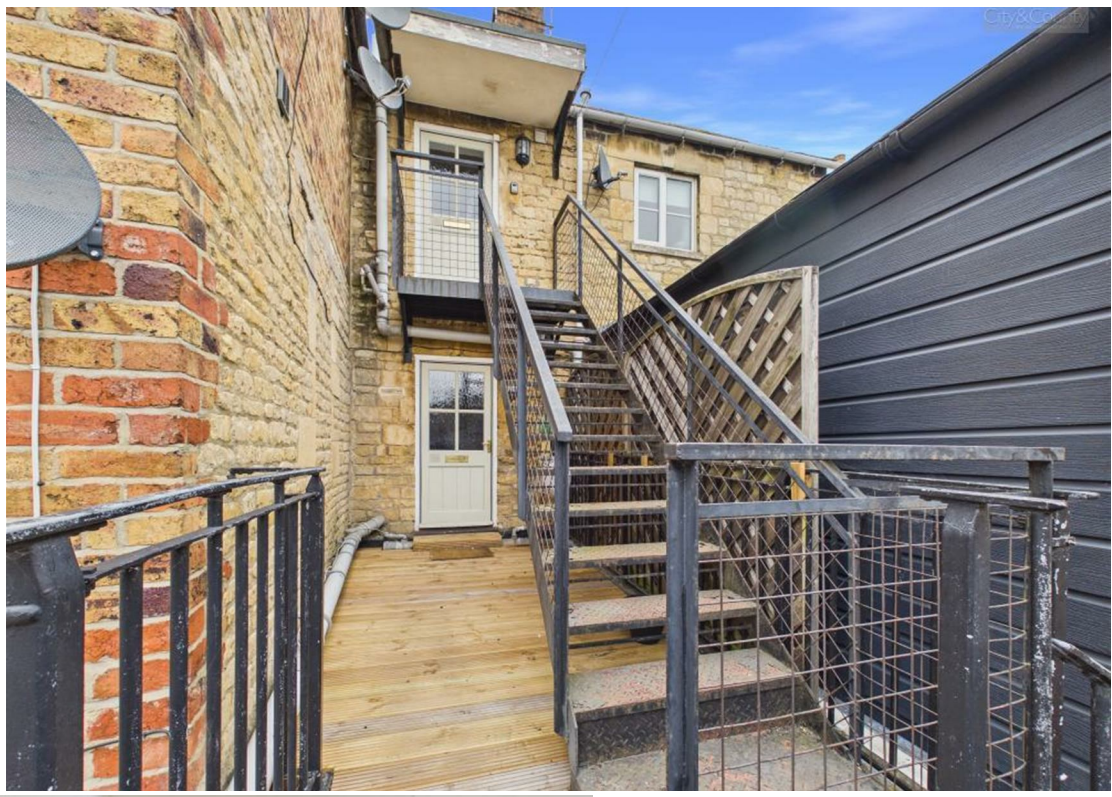
Entrance Hall
1.690 x 1.96 (5'6" x 6'5")



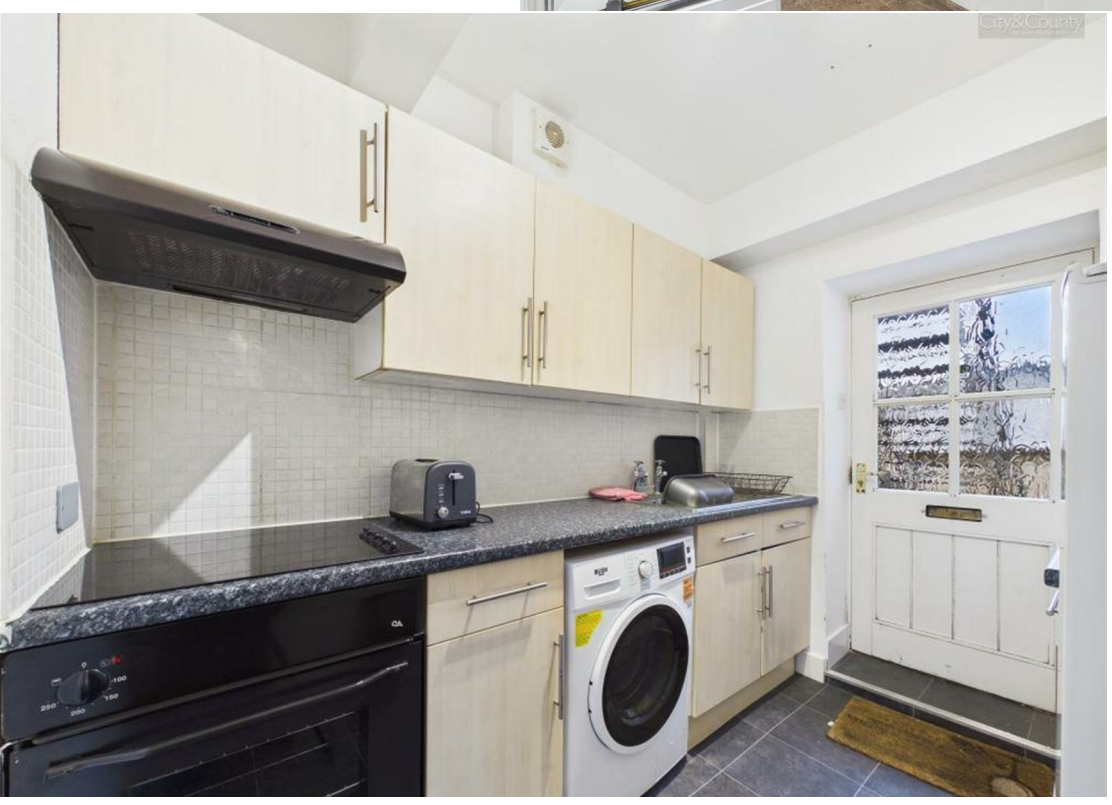










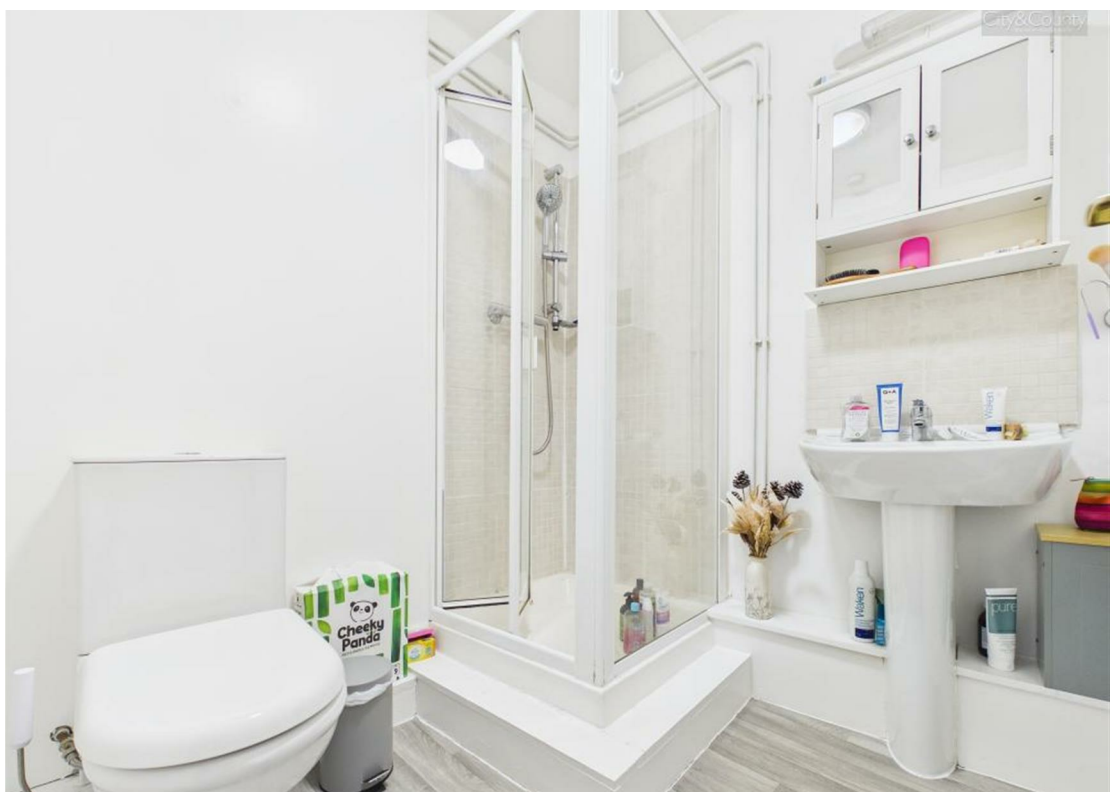












Shower Room
1.82 x 1.81 (5'11" x 5'11")

Open Plan Studio
3.79 x 3.92 (12'5" x 12'10")

EPC - Various
7 - E 45/75
7a - D 66/85
7b - D 60/83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Cable
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL