



Welland Mews

Stamford, PE9 2LW

A well-presented two-bedroom second floor apartment situated within the popular Welland Mews retirement development for the over 55s. The property the flat has been much improved over the years with a refitted kitchen and shower room. Other benefits include lift access within the building and well-maintained communal gardens.

Welland Mews is conveniently located within walking distance of Stamford town centre, the railway station and Burghley Park, with the River Welland and attractive communal gardens providing a pleasant setting.

Asking Price £220,000

Welland Mews

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- Two bedroom second floor Flat
- Over 55s retirement development
- Lift access within the building
- Walking distance of Stamford town centre, railway station and Burghley Park
- Well-maintained communal gardens
- Refitted kitchen
- Refitted shower room
- Well presented throughout
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

13'4" x 2'8" (4.06m x 0.81m)

Shower Room

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

Living Room

15'6" x 12'0" (4.72m x 3.66m)

Communal Facilities & Gardens

Kitchen

10'0" x 9'3" (3.05m x 2.82m)

Bedroom 1

12'8" x 10'1" (3.86m x 3.07m)

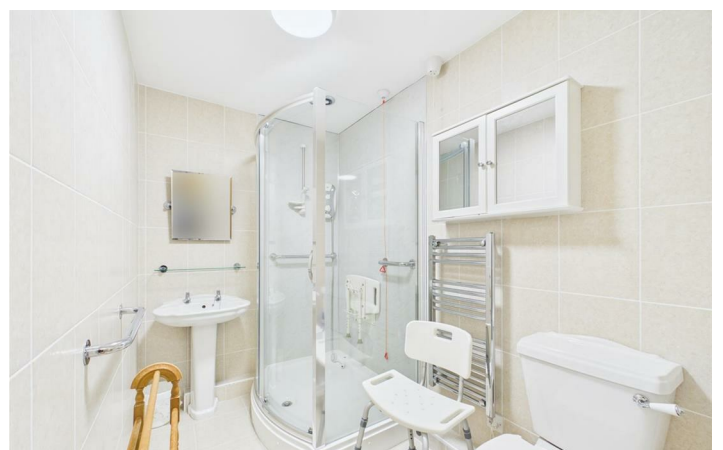
Bedroom 2

9'11" x 6'0" (3.02m x 1.83m)

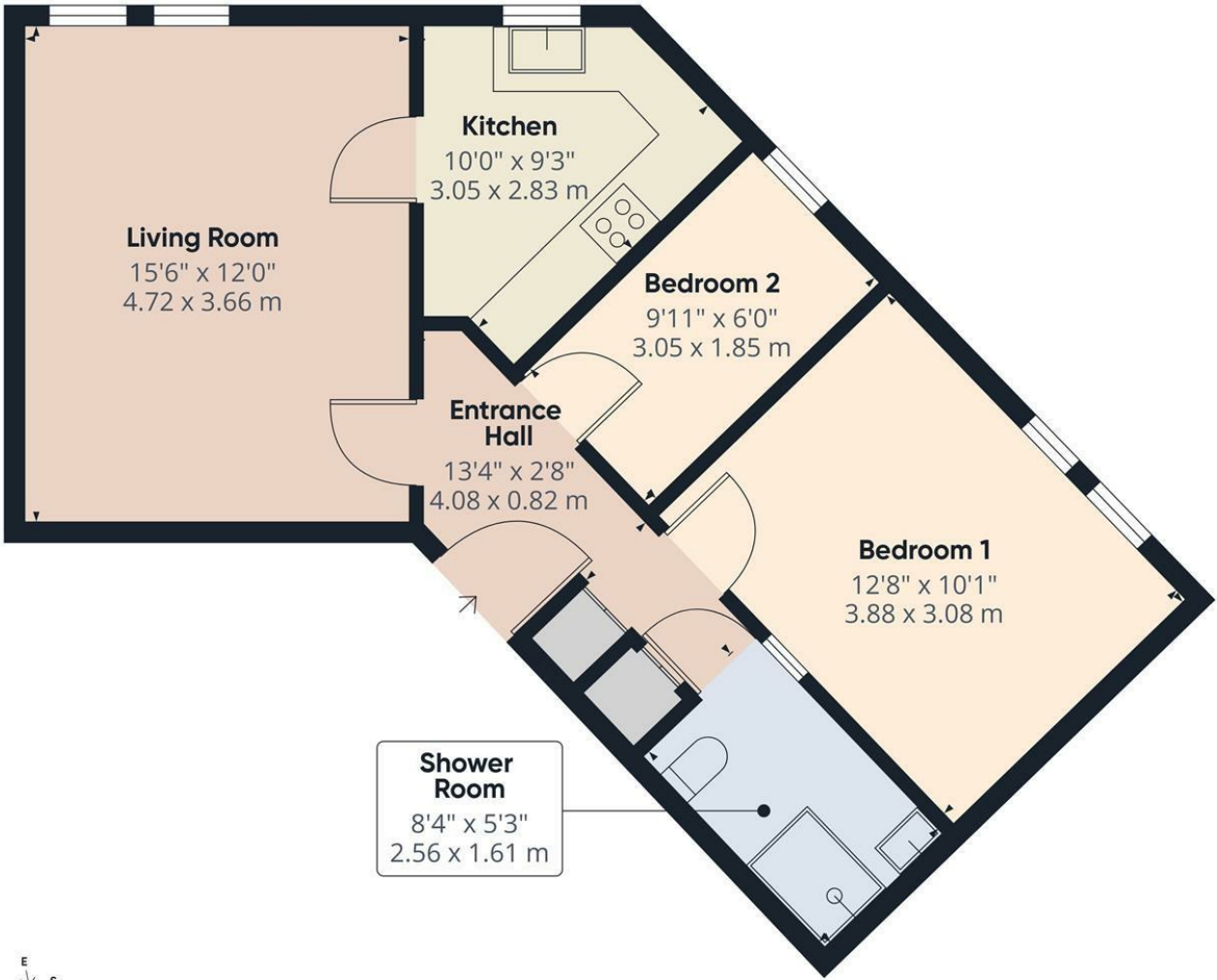


Directions

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



Floor Plan



Approximate total area⁽¹⁾
553 ft²
51.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC