

Brownlow Terrace Stamford, PE9 2EH

This impressive two-bedroom penthouse apartment is ideally situated within easy walking distance of Stamford town centre, the mainline railway station and the beautiful grounds of Burghley House. The property further benefits from allocated off-street parking.

Accessed via the rear of the building by an attractive wrought-iron staircase, the penthouse has been finished to an exceptionally high standard throughout. Accommodation includes a bespoke fitted kitchen with integrated appliances and luxurious shower rooms, all designed to offer contemporary living of the highest quality.

An internal viewing is highly recommended to fully appreciate the standard of finish and the excellent location on offer.

£325,000

Brownlow Terrace

Stamford, PE9 2EH



- Penthouse Apartment Occupying The Entire Second Floor of The Building
- Entrance hall leading to spacious open-plan living/dining/kitchen
- Further double bedroom and separate shower room
- Impressive panoramic views across Stamford
- Dual-aspect windows providing excellent natural light
- Allocated off-street parking space to the rear of the building
- Well-proportioned and thoughtfully laid-out accommodation
- Principal bedroom with en-suite shower room
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Living Kitchen

26'11" x 17'7" (8.20 x 5.36)

Bedroom

10'1" x 12'5" (3.07 x 3.78)

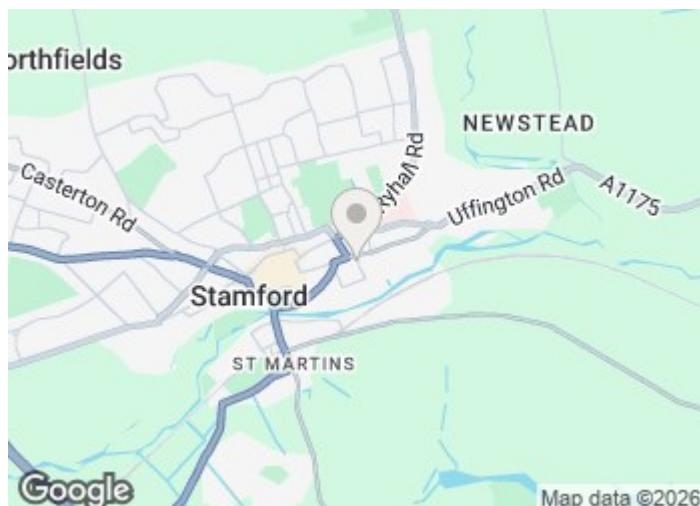
En-Suite Shower Room

Bedroom

10'7" x 10'7" (3.23 x 3.23)

Shower Room

1 Allocated Parking Space

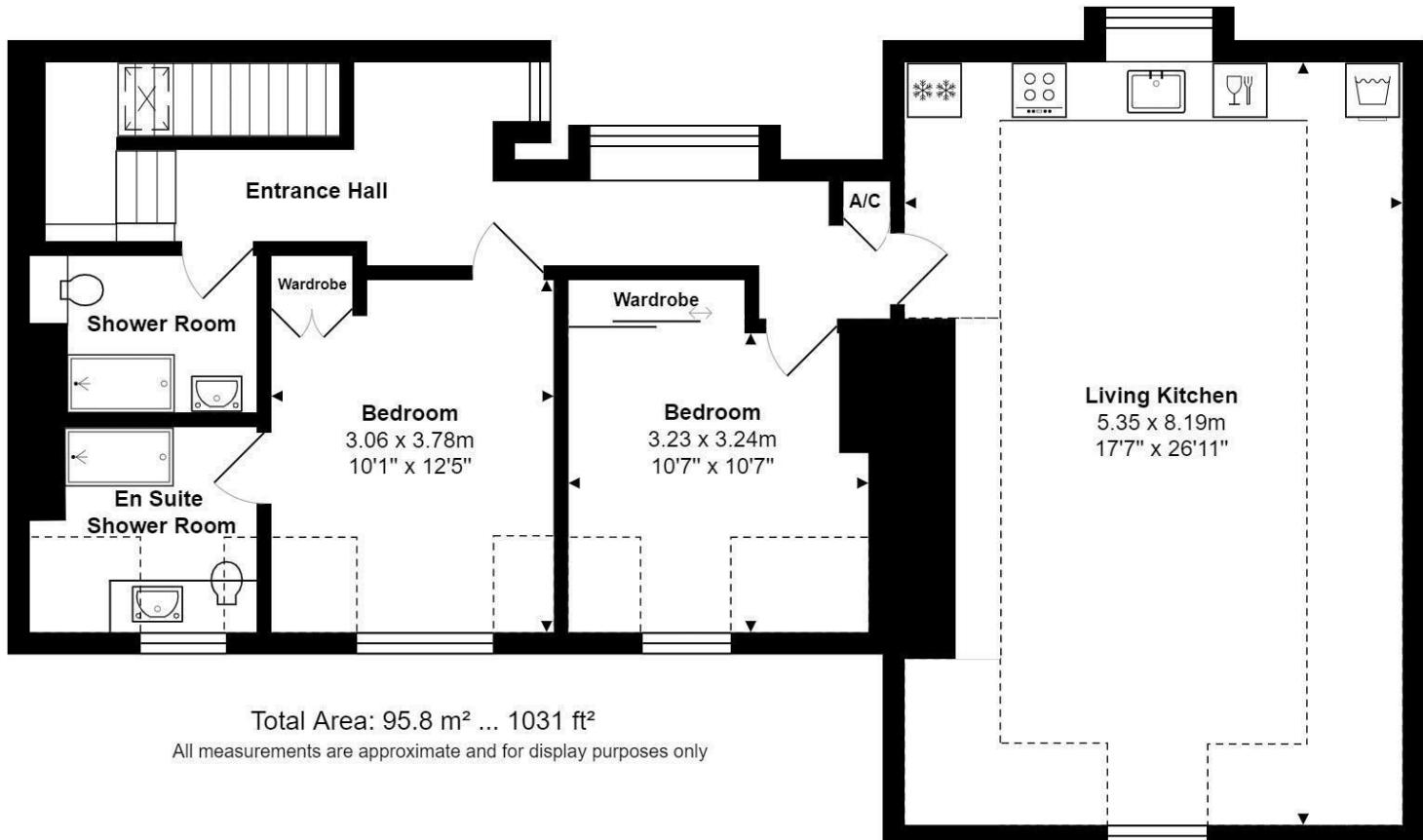


Directions

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



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	