



10 Bowman Mews, Stamford

In Excess of £255,000

 **NEWTON FALLOWELL**

10 Bowman Mews

Stamford, Stamford

****NO CHAIN**** A modern two-bedroom top floor apartment set within a private gated development, just a short walk from Stamford town centre. The property enjoys open field views to the rear, allocated off-road parking, and a spacious open-plan layout.

The well-maintained communal entrance and staircase lead to the apartment. Inside, the entrance hall provides access to two double bedrooms, a family bathroom, and the generous open-plan living area. The light-filled living room offers beautiful views and flows into a contemporary kitchen dining fitted with a range of units and integrated appliances. Both bedrooms are well proportioned and include built-in storage, with the principal bedroom further benefitting from a private en suite shower room.

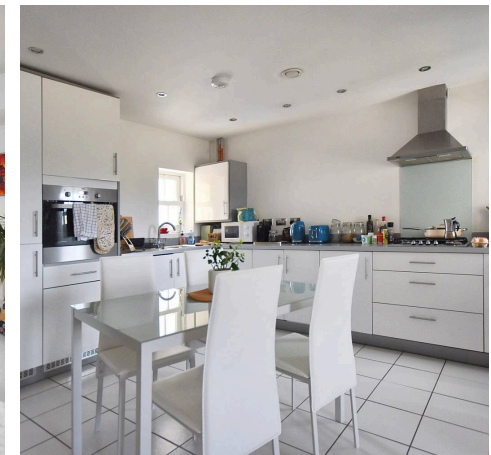
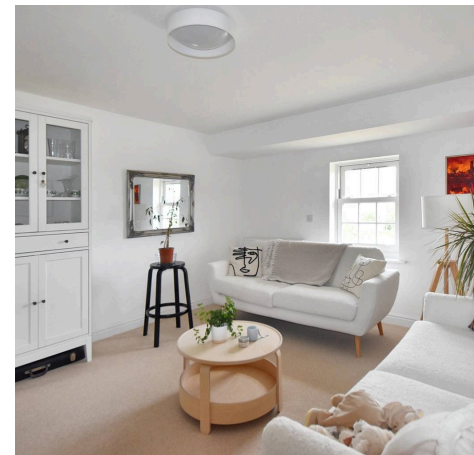
Externally, the development is accessed via electric gates, with allocated parking positioned conveniently in front of the block.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**Entrance Hall**

10' 2" x 3' 7" (3.10m x 1.10m)

Kitchen Dining / Living Room

24' 7" x 16' 5" (7.50m x 5.00m)

Bedroom One

15' 9" x 11' 10" (4.80m x 3.60m)

En-Suite

10' 2" x 5' 7" (3.10m x 1.70m)

Bedroom Two

12' 2" x 9' 2" (3.70m x 2.80m)

Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)

Agent Note

Lease: 125 years from 1st January 2012 - 111 years remaining

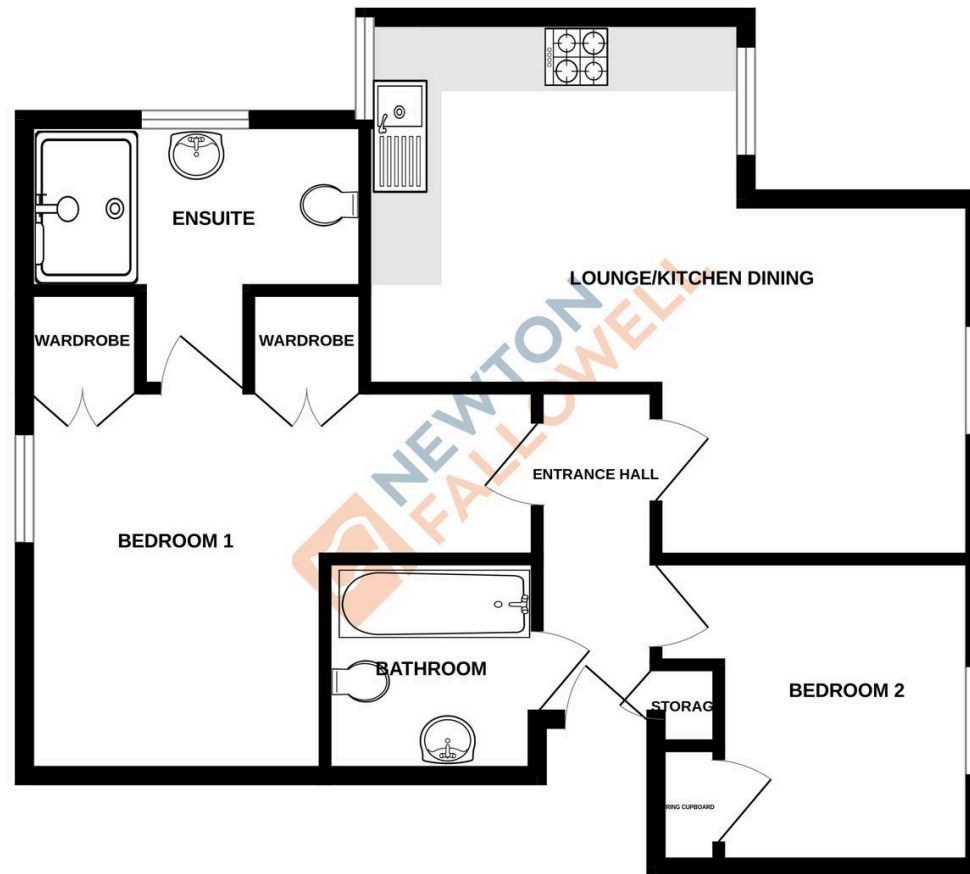
Ground Rent: £225.00 p.a. - payable in two instalments

January and July Maintenance Charges: £2,286.00 p.a. -

payable in two instalments January and July



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743sq.ft. (69.0 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

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford