

## 43 Phillips Court, Stamford, Lincolnshire, PE9 2EE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

We are thrilled to present this beautifully refurbished two-bedroom ground floor apartment, nestled in a sought-after mews development a short walk away from the river and Burghley Park.

This property boasts not only an enviable location within walking distance of the bustling town centre and its abundant amenities, but also easy access to the railway station and A1.

The accommodation comprises a good size lounge diner, kitchen with built in oven and hob, fridge/freezer and dishwasher, bathroom with electric shower over the bath, and built in storage which houses a washing machine. The two good size bedrooms have built in cupboard space.

As a bonus, this property includes a designated parking space and visitor parking nearby.

NO CHAIN

**Asking Price £199,995 Leasehold**

- Ground floor apartment
- Easy access to the town centre, train station and Burghley Park
- Two bedrooms
- Well presented throughout
- Spacious sitting room
- Modern electric heating
- Management Charge - £ Ground Rent - £
- Parking space
- Council Tax Band - B, EPC - E
- NO CHAIN



## ACCOMMODATION:

### Hallway

#### Living Room

4.60m x 3.96m, 2.13m (15'01 x 13,07)

#### Kitchen

3.20m x 1.60m (10'06 x 5'03)

#### Bathroom

3.18m x 1.91m (10'05 x 6'03)

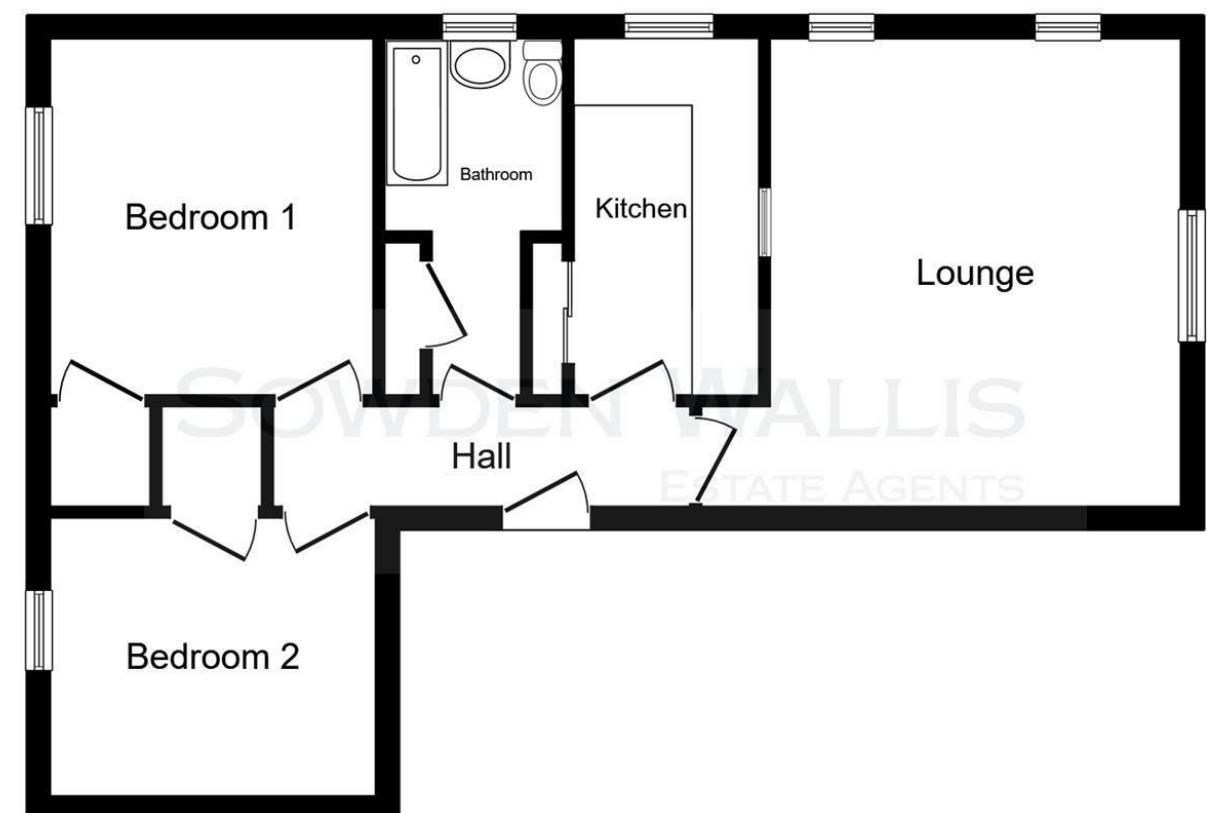
#### Main Bedroom

3.53m x 2.97m (11'07x 9'09)

#### Bedroom 2

3.00m x 2.21m (9'10 x 7'03)

## FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)