



Welland Mews STAMFORD, PE9 2LW

A well-presented first-floor apartment, ideally located within easy walking distance of Stamford town centre, in a highly sought-after position close to the River Welland and the Burghley Park Estate.

The property is presented in excellent condition throughout and benefits from a recently upgraded kitchen. A particular highlight of the apartment is the rare inclusion of a private balcony, providing valuable outdoor space.

Further features include one allocated off-road parking space and a single garage, offering both convenience and additional storage.

£995 PCM

Welland Mews

STAMFORD, PE9 2LW



- First Floor Apartment
- Walking Distance To The Town Centre & Burghley Park
- Bathroom
- 2 Bedrooms
- Living Room
- Balcony with Views Towards River
- Single Garage & Parking
- Kitchen
- Please Refer to Attached Material Information Disclosures Document - KFT

Communal Hall

Entrance Hall

9'5" x 6'2" (2.87m x 1.88m)

Living Room

15'2" x 15'7" (4.62m x 4.75m)

Kitchen

11'11" x 7'6" (3.63m x 2.29m)

Balcony

Bedroom 1

9'2" x 15'0" (2.79m x 4.57m)

Bedroom 2

9'10" x 6'5" (3.00m x 1.96m)

Bathroom

8'1" x 5'9" (2.46m x 1.75m)

Single Garage & Parking

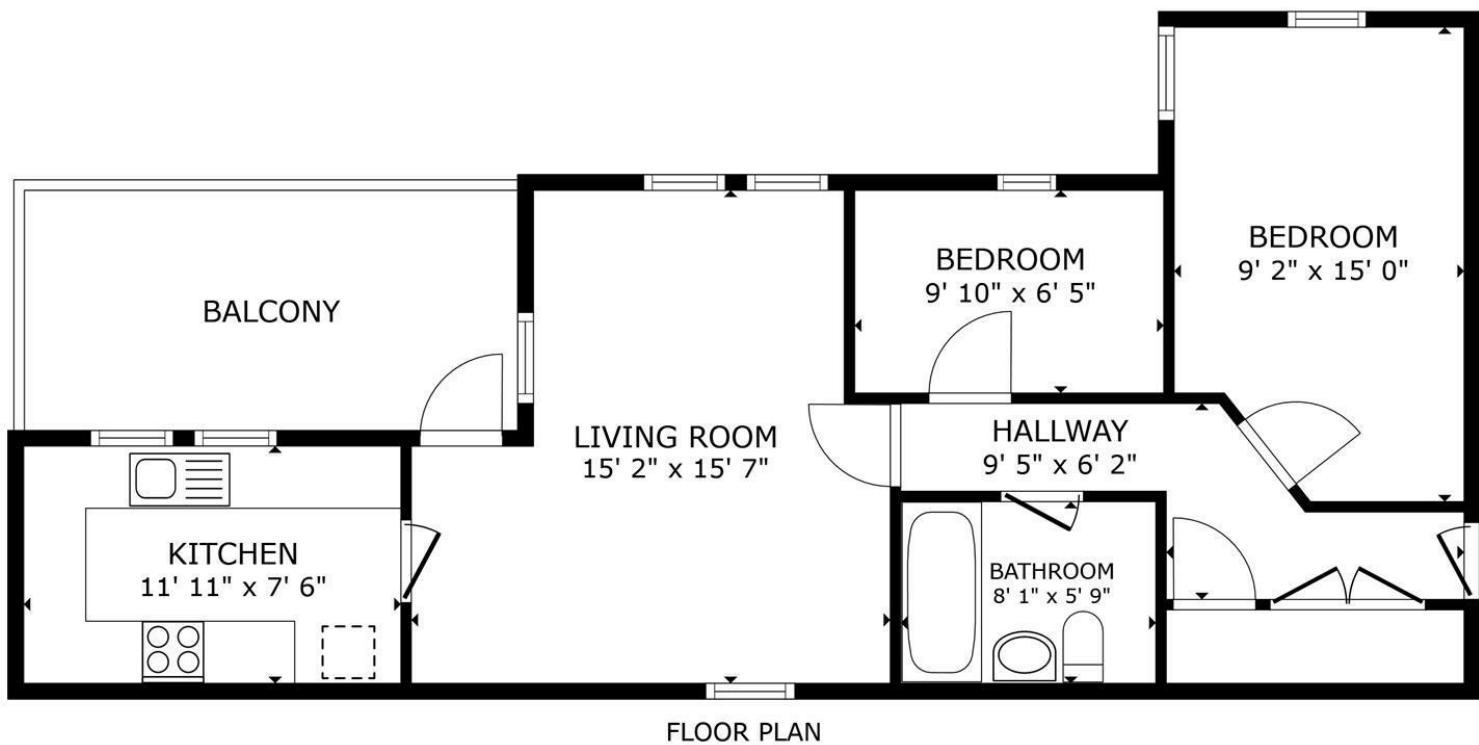


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 629 sq.ft.
EXCLUDED AREAS : BALCONY 119 sq.ft.
TOTAL : 629 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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	71	73
(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	