

St. Pauls Street Stamford, PE9 2BE

A beautifully presented first floor 1 bedroom apartment situated in the centre of Stamford, ideally placed to offer easy access to the town centre, railway station and the A1. The property has been refurbished in recent years with an upgraded kitchen, and new flooring throughout.

Offers Over £150,000

St. Pauls Street

Stamford, PE9 2BE



- Town Centre One Bedroom Flat
- Well Presented Throughout
- Upgraded Kitchen
- Good Sized Living Room
- Gas Central Heating
- Generous Bedroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- IDEAL FTB/INVESTMENT

Communal Hall

Entrance Hall

10'4" x 3'2" (3.15m x 0.97m)

Living Room

9'8" x 16'10" (2.95m x 5.13m)

Kitchen

6'1" x 11'0" (1.85m x 3.35m)

Bedroom

9'3" x 17'3" max (2.82m x 5.26m max)

Bathroom

5'10" x 5'7" (1.78m x 1.70m)

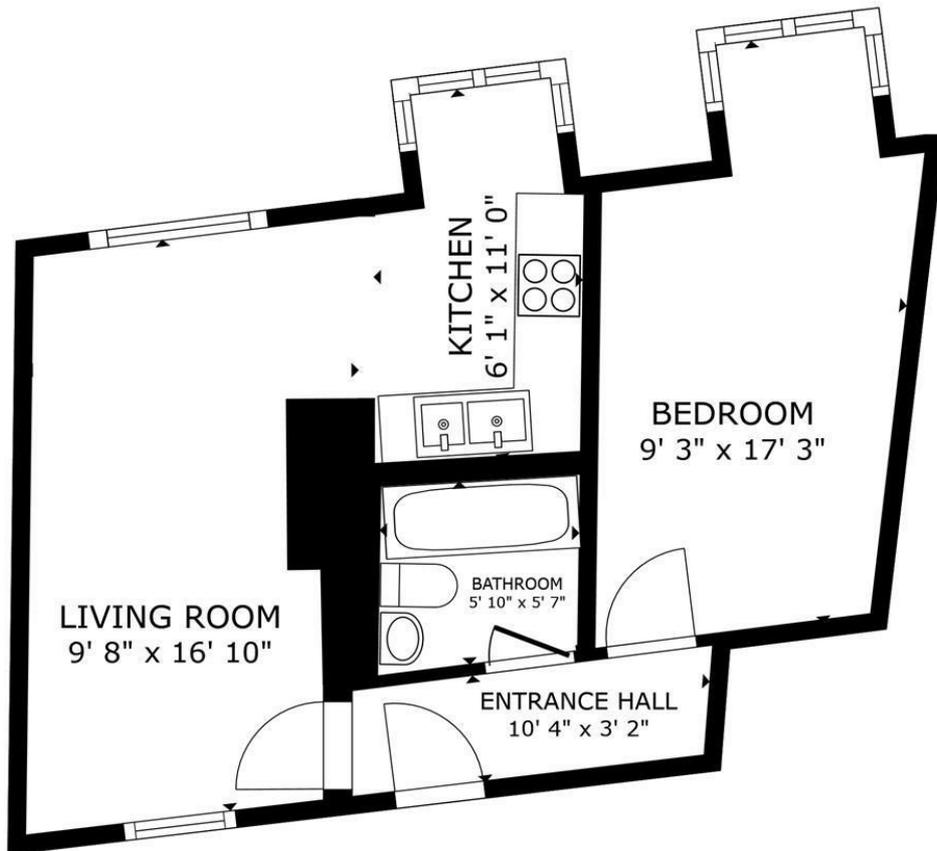


Directions

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



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 439 sq.ft.
TOTAL : 439 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |