goodwin
www.goodwinproperty.co.uk









Welland Mews

Stamford, PE9 2LW

A well-presented two-bedroom second floor apartment situated within the popular Welland Mews retirement development for the over 55s. The property the flat has been much improved over the years with a refitted kitchen and shower room. Other benefits include lift access within the building and well-maintained communal gardens.

Welland Mews is conveniently located within walking distance of Stamford town centre, the railway station and Burghley Park, with the River Welland and attractive communal gardens providing a pleasant setting.

Asking Price £200,000

Welland Mews

Stamford, PE9 2LW

2 1 1 C

- Two bedroom second floor Flat
- Over 55s retirement development
- Lift access within the building
- Walking distance of Stamford town centre, railway station and Burghley Park
- Well-maintained communal gardens
- Refitted kitchen
- Refitted shower room
- Well presented throughout
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

13'4" x 2'8 (4.06m x 0.81m)

Living Room

15'6" x 12'0" (4.72m x 3.66m)

Kitchen

10'0" x 9'3" (3.05m x 2.82m)

Bedroom 1

12'8" x 10'1" (3.86m x 3.07m)

Bedroom 2

9'11" x 6'0" (3.02m x 1.83m)

Shower Room

8'4" x 5'3" (2.54m x 1.60m)

Communal Facilities & Gardens



Directions

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





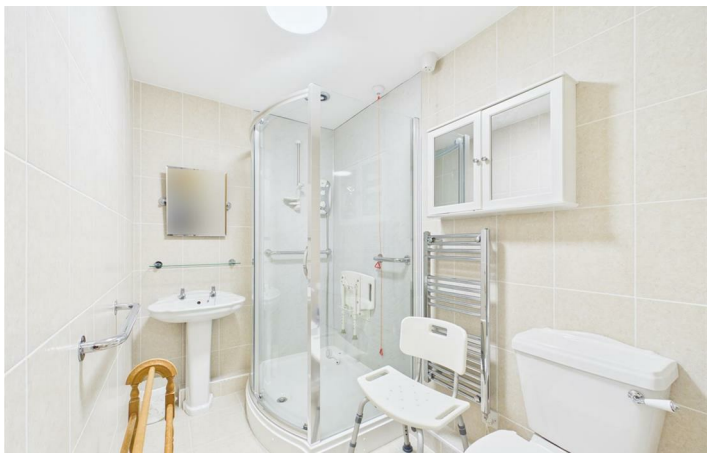




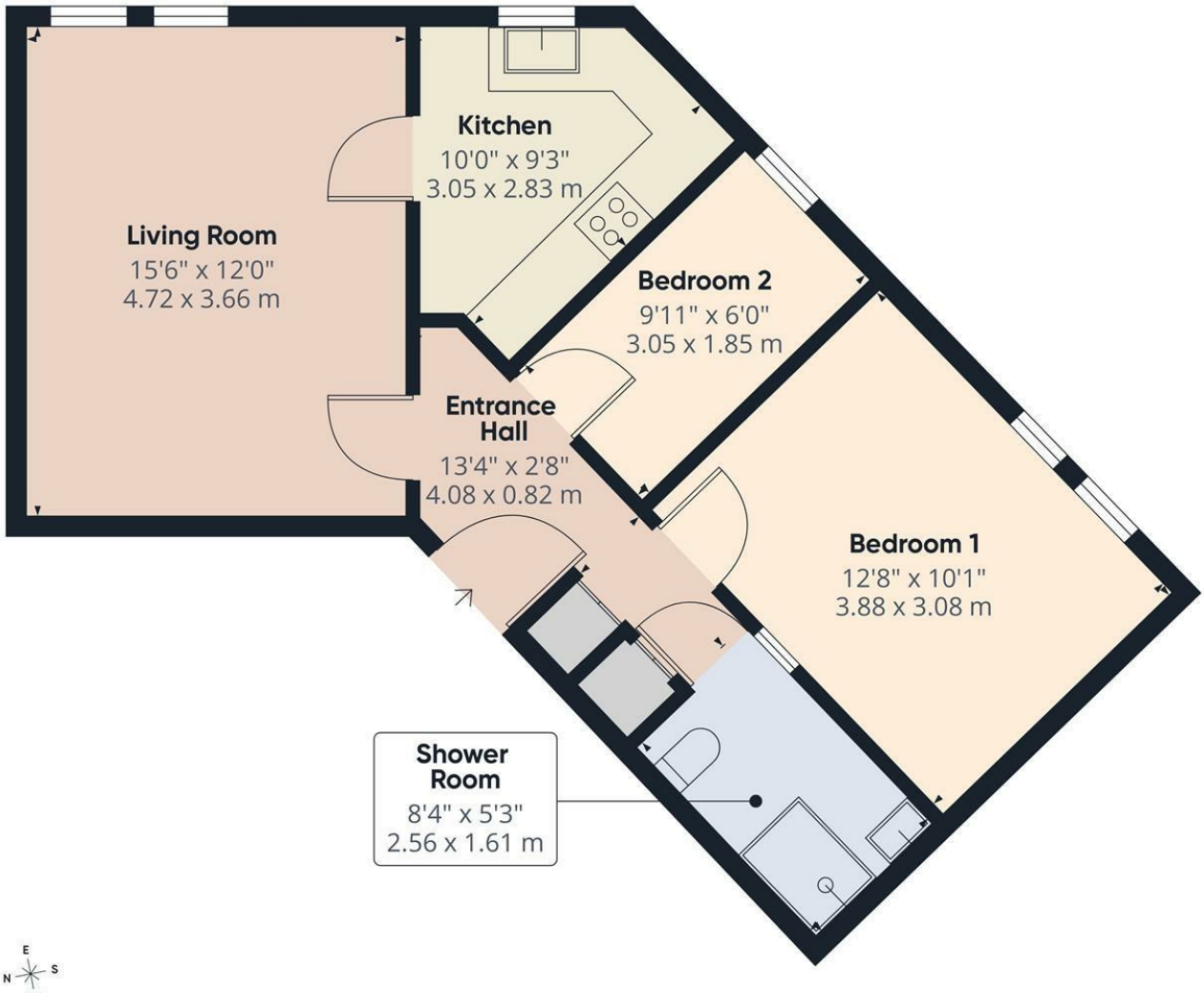








Floor Plan



Approximate total area(1)

553 ft²

51.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

