



Warrenne Keep Stamford, PE9 2NX

Spacious 2 bedroom top floor flat, located in a quiet location in the very heart of Stamford close to The Meadows, the High Street and within just a few minutes walk of the Train Station, the flat also enjoys pleasant views over the town rooftops. The flat is in need of modernisation and would make an ideal FTB/Investment.

Offers Over £198,000

Warrenne Keep

Stamford, PE9 2NX



- 2 Bedroom 2nd Floor Flat
- Stunning Views Over Town
- Quiet location in the very heart of Stamford
- Close to The Meadows, Shops and Train Station
- In Need of Modernisation
- Spacious Living/Dining Room
- Kitchen
- 1x Allocated Parking Space
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Communal Entrance Hall

Entrance Hall

6'3" max x 14'3" (1.91m max x 4.34m)

Living Room

10'9" x 13'7" (3.28m x 4.14m)

Dining Room

10'2" x 13'7" (3.10m x 4.14m)

Kitchen

7'1" x 10'6" (2.16m x 3.20m)

Bedroom 1

10'9" x 12'8" (3.28m x 3.86m)

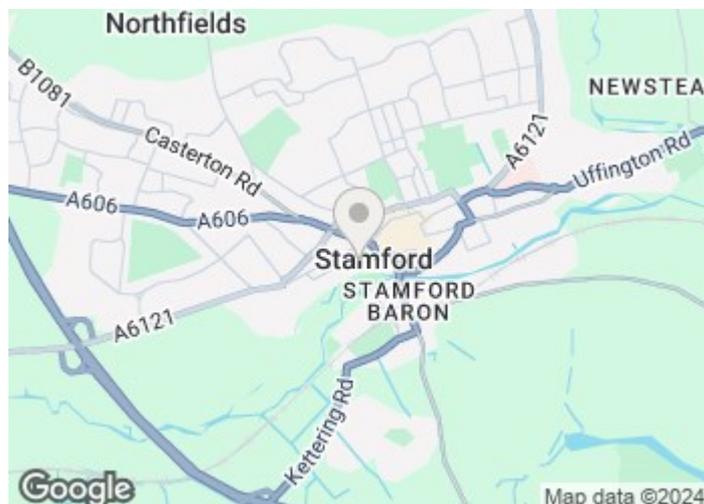
Bedroom 2

10'9" x 6'7" (3.28m x 2.01m)

Shower Room

7'1" x 5'8" (2.16m x 1.73m)

1 x Allocated Parking Space

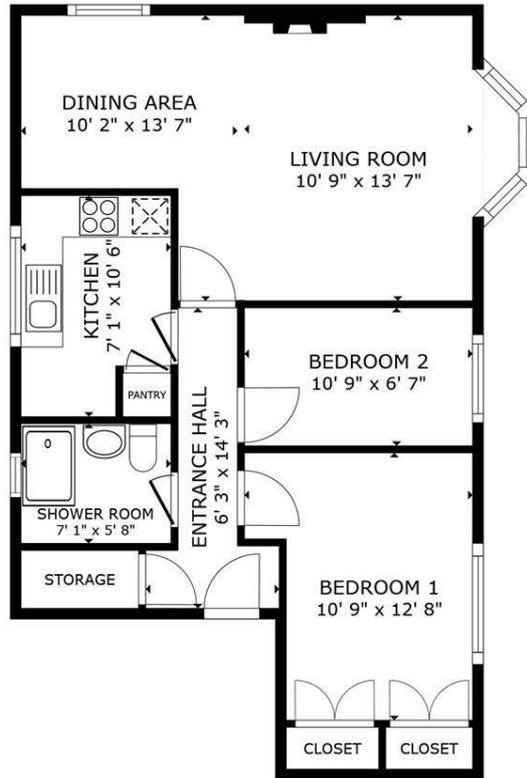


Directions

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



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 676 sq.ft.
TOTAL : 676 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.

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			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	