



St. Marys Hill Stamford, PE9 2DP

SOLD STC PRIOR TO MARKETING

Lovely second-floor, one-bedroom apartment located in the centre of the historic Market Town of Stamford with an open plan living/kitchen area offering views towards The Town Hall, and St. Mary's Church, a double bedroom with en-suite bathroom and views towards Stamford Meadows and an additional WC all accessed via the communal entry to the rear.

£175,000

St. Marys Hill

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- One Bedroom Apartment with Impressive Views
- Hallway with Separate WC
- Well Presented Throughout
- Vaulted Ceilings to Living Area and Bedroom
- One Double Bedroom with En-suite Bathroom
- Please refer to attached Material Information (KFB) below for material disclosures
- Open Plan Living / Kitchen / Diner
- Central Stamford Location
- Residents parking permit scheme is available nearby subject to availability.

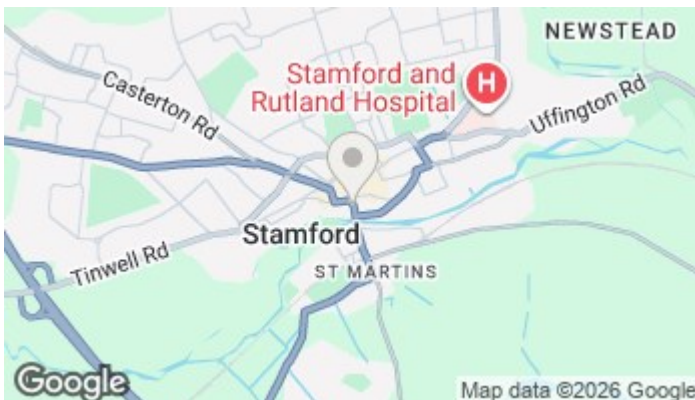
Entrance Hall 2'4" x 8'4" (0.71m x 2.54m)
8'8" max x 10'8" max (2.64m max x 3.25m max)

Open Plan Kitchen/Dining/Living Room
14'10 x 45'5 (4.52m x 13.84m)

Bedroom
14'6 x 13'9 (4.42m x 4.19m)

En Suite Bathroom
10'0 " x 5'1" (3.05m " x 1.55m)

Cloakroom



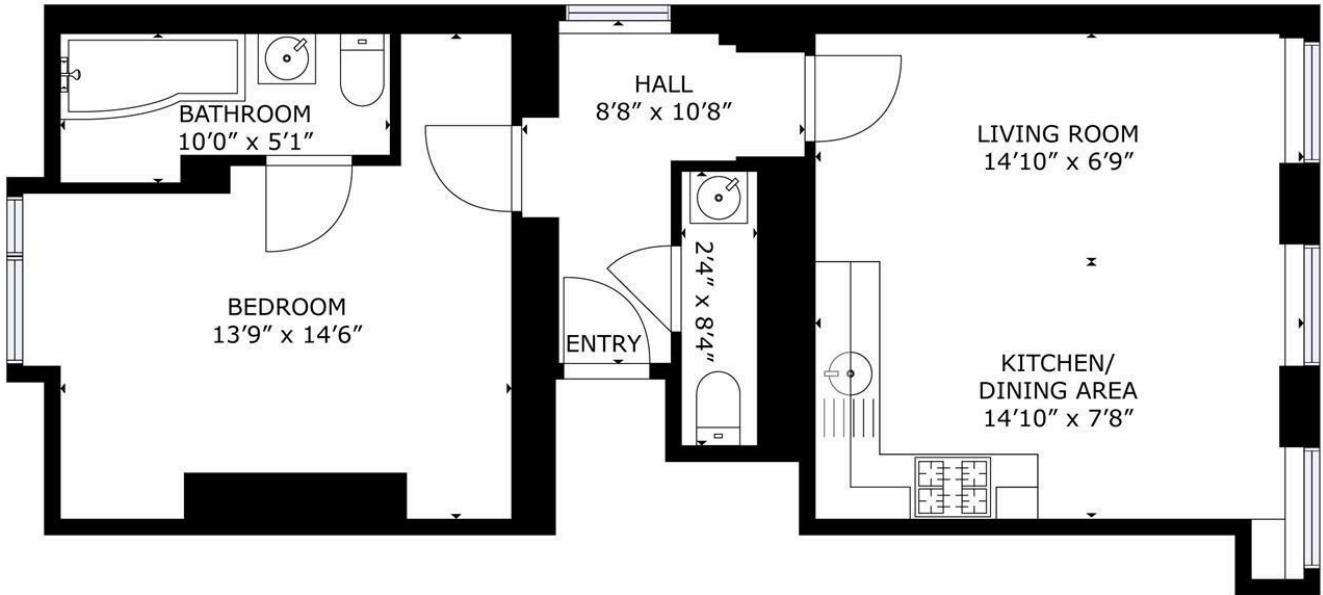
Directions

Please use post code PE9 2DP for Sat-Nav assistance





Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 527 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	