



## Welland Mews Stamford, PE9 2LW

2 Bedroom First Floor Flat situated within the grounds of the popular Welland Mews over 55's development, conveniently located just a short walk from the Town Centre, Burghley Park and the Train Station. This well presented two bedroom first floor flat benefits from its own private entrance and views across the lovely rear gardens and the river beyond whilst still retaining the flexibility to enjoy the communal facilities in the main block as required.

£210,000

# Welland Mews

Stamford, PE9 2LW



- Purpose-built over 55s Development
- Set in Separate Block with Private Entrance
- Lovely Maintained Communal Gardens
- Two Bedroom FIRST Floor Flat
- Walking Distance to Town Centre, Burghley Park & Railway Station
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Exceptionally Nice Position and Outlook
- Light and Airy throughout

## Entrance Hall

11'1" x 5'7" (3.38m x 1.70m)

## Living Room

17'2" x 15'10" (5.23m x 4.83m)

## Kitchen

9'9" x 5'5" (2.97m x 1.65m)

## Bedroom 1

15'7" max x 10'0" (4.75m max x 3.05m)

## Bedroom 2

7'10" x 9'3" (2.39m x 2.82m)

## Bathroom

7'5" x 5'8" (2.26m x 1.73m)

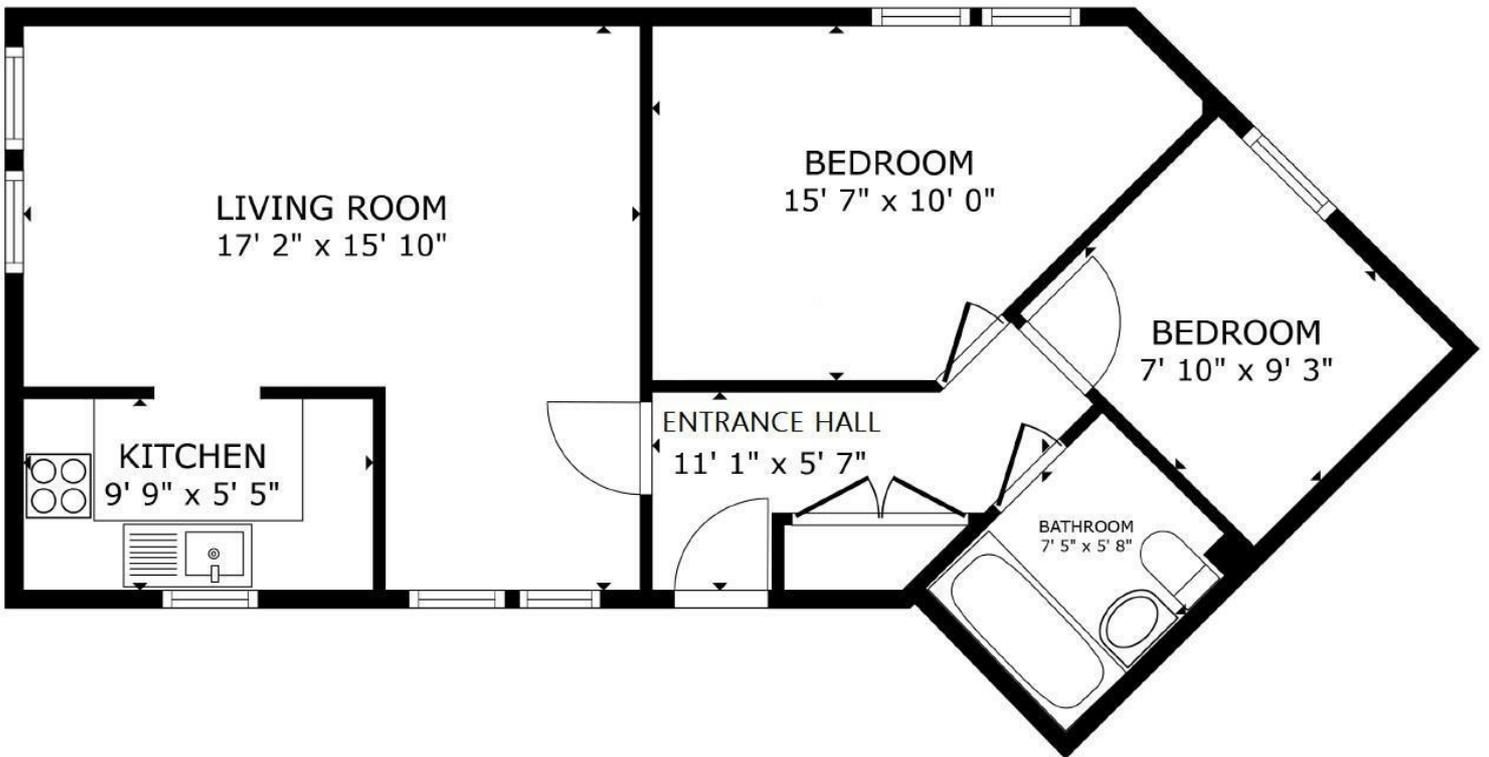


## Directions

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



## Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 584 sq.ft.  
TOTAL : 584 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	