



## Torkington Gardens Stamford, PE9 2EW

This well presented two-bedroom first floor apartment is set within the grounds of the popular over 55's development of Torkington Gardens, which is conveniently located just a short walk from Waitrose and the Town Centre and its many amenities. The apartment offers spacious light and airy accommodation as well as stunning views over Stamford's Town Centre.

£150,000

# Torkington Gardens

Stamford, PE9 2EW



- Well Presented Two-Bedroom First Floor Apartment
- Good Sized Living Room
- Well Maintained Communal Gardens
- Stunning Views Over Stamford's Town Centre
- Kitchen
- Communal Off Road Parking for Residents
- Light & Airey Throughout
- Shower Room
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Communal Entrance Hall

Entrance Hall

9'11" x 5'2" (3.02m x 1.57m)

Living Room

11'3" x 17'2" (3.43m x 5.23m)

Kitchen

11'3" 4'11" (3.43m 1.50m)

Bedroom 1

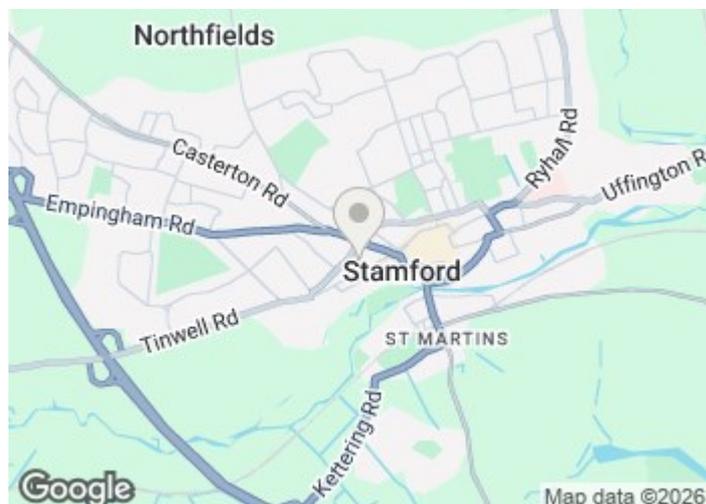
8'7" x 13'6" (2.62m x 4.11m)

Bedroom 2

6'10" x 10'0" (2.08m x 3.05m)

Shower Room

8'2" x 5'2" (2.49m x 1.57m)

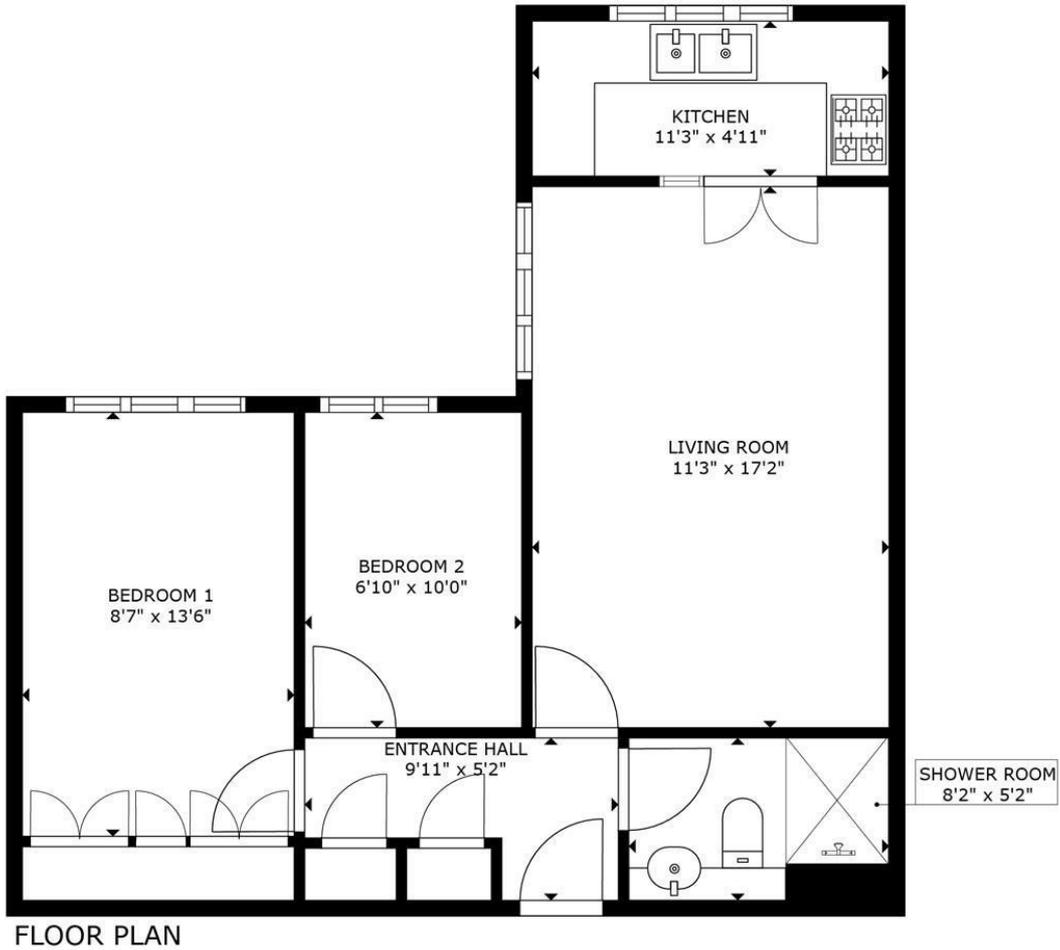


Directions

Please use postcode PE9 2EW for Sat Nav assistance



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR PLAN: 563 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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**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.

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>		78	78
(55-68) <b>D</b>			
(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	