



Welland Mews

Stamford, PE9 2LW

A rare opportunity has arisen to arguably purchase the best positioned flat in the Welland Mews development. This beautifully presented two-bedroom first floor flat is set within the grounds of this popular over 55s development, which is conveniently located just a short walk from the Town Centre, Burghley Park and the Train Station. No. 61 is located at the far end of the Welland Mews development and benefits from a French door that opens out on to a balcony which has lovely views over the river and the well-maintained communal gardens.

£235,000

Welland Mews

Stamford, PE9 2LW



- Purpose-built over 55s Development
- Walking Distance to Town Centre, Burghley Park & Railway Station
- 2 Bedrooms
- Completely Refurbished to a High Standard
- Refitted Kitchen & Shower Room
- Communal Garden and Facilities
- Arguably Occupying the Best Position in the Development
- French Door to Balcony from Living Area
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance

3'2" x 5'1" (0.97m x 1.55m)

Landing

3'2" x 5'7" (0.97m x 1.70m)

Hall

19'0" x 6'1" max (5.79m x 1.85m max)

Kitchen/Living/Dining Room

Living/Dining Area

22'2" x 9'10" (6.76m x 3.00m)

Balcony

Kitchen Area

6'2" x 15'4" (1.88m x 4.67m)

Bedroom 1

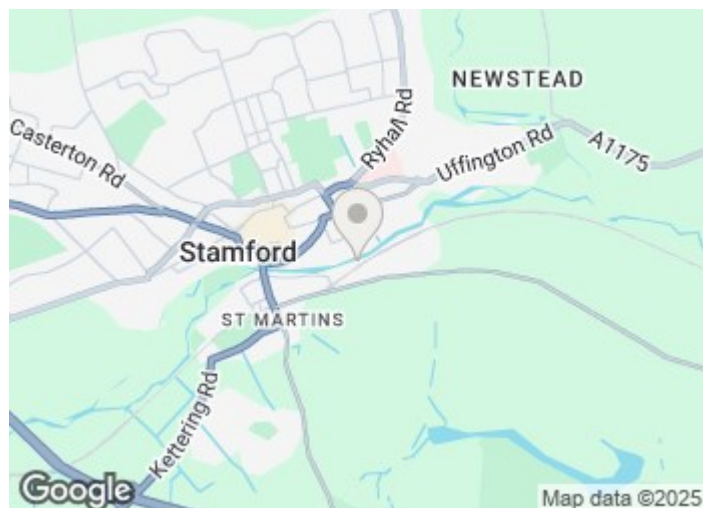
9'3" x 11'11" (2.82m x 3.63m)

Bedroom 2

6'6" x 9'4" (1.98m x 2.84m)

Shower Room

5'4" x 9'4" (1.63m x 2.84m)



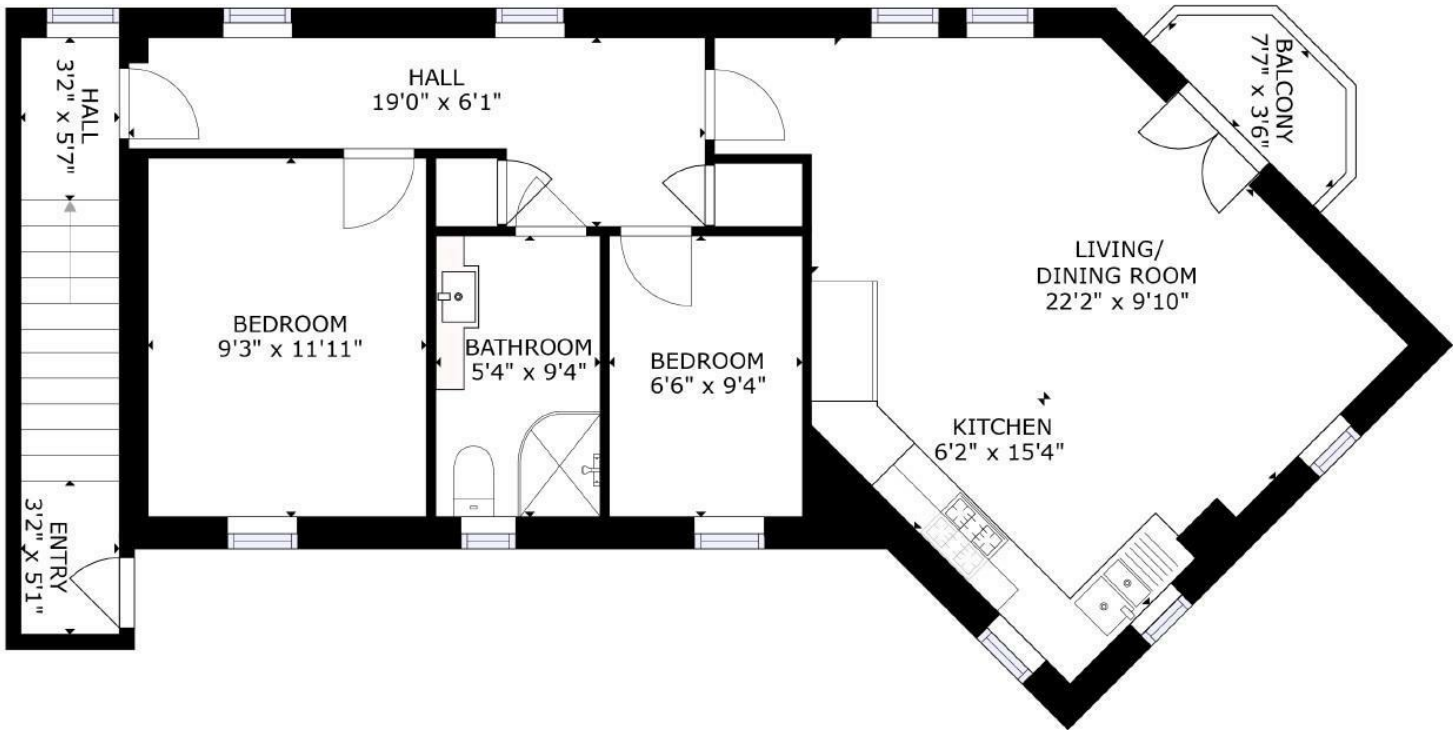
Directions

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





Floor Plan



GROSS INTERNAL AREA
EXCLUDED AREAS: BALCONY: 22 sq.ft
TOTAL: 699 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		