



Welland Mews Stamford, PE9 2LW

Welland Mews is a purpose-built retirement development for the over 55s with beautiful communal gardens leading down to the river Welland and within walking distance of the Town Centre, Railway Station and Burghley Park. No.30 is situated on the Ground Floor and offers light & airy accommodation throughout.

£220,000

Welland Mews

Stamford, PE9 2LW



- Two Bedroom Ground Floor Flat
- Refitted Kitchen & Shower Room
- Communal Lounge & Laundry Facilities
- Over 55's Development
- Good Sized Living Area
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Close to the Town Centre, River & Burghley Park
- Beautifully Landscaped Gardens

Entrance Hall

13'0" x 5'2" (3.96m x 1.57m)

Shower Room

8'8" x 5'2" (2.64m x 1.57m)

Living Room

15'8" x 12'2" (4.78m x 3.71m)

Kitchen

7'11" x 9'11" (2.41m x 3.02m)

Bedroom 1

12'9" x 9'11" (3.89m x 3.02m)

Bedroom 2

6'1" x 9'11" (1.85m x 3.02m)

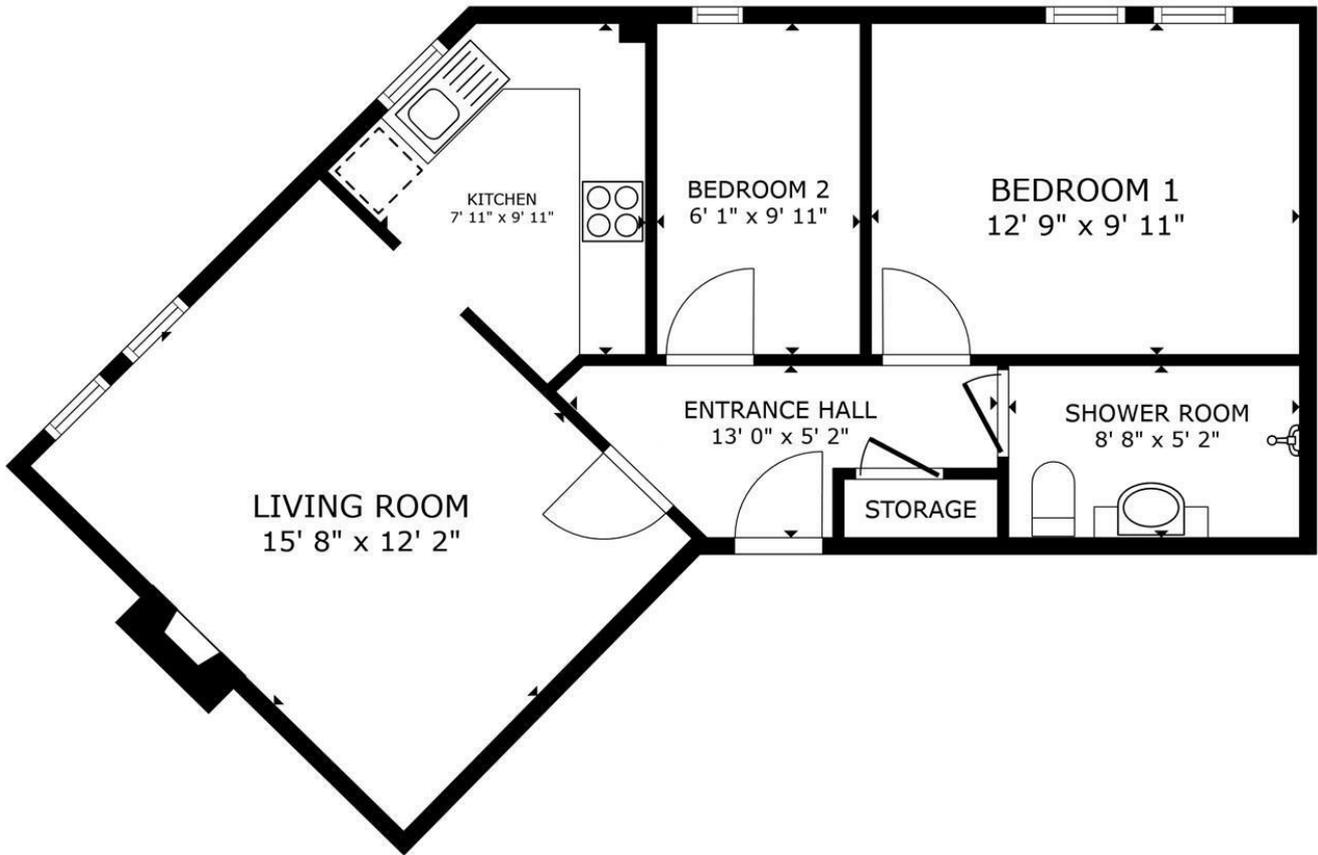


Directions

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



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 570 sq.ft.
TOTAL : 570 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.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	81
		EU Directive 2002/91/EC	