



26 St. Leonards Street Stamford, PE9 2HL

A second floor studio apartment situated in a convenient town centre location, requiring complete modernisation throughout. The property offers an excellent opportunity for improvement and comprises a living/bedroom, separate kitchen and shower room.

Price Guide £50,000

26 St. Leonards Street

Stamford, PE9 2HL



- Second floor studio apartment
- Separate kitchen
- Ideal refurbishment project
- Central Stamford location
- Separate shower room
- Walking Distance of High Street & Train Station
- Living/bedroom
- In need of complete modernisation
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Communal Entrance Hall

Entrance Hall

2'11" x 3'9" (0.89m x 1.14m)

Living Room & Bedroom

12'6" x 13'8" (3.81m x 4.17m)

Kitchen

3'6" x 7'2" (1.07m x 2.18m)

Shower Room

3'6" x 9'0" (1.07m x 2.74m)

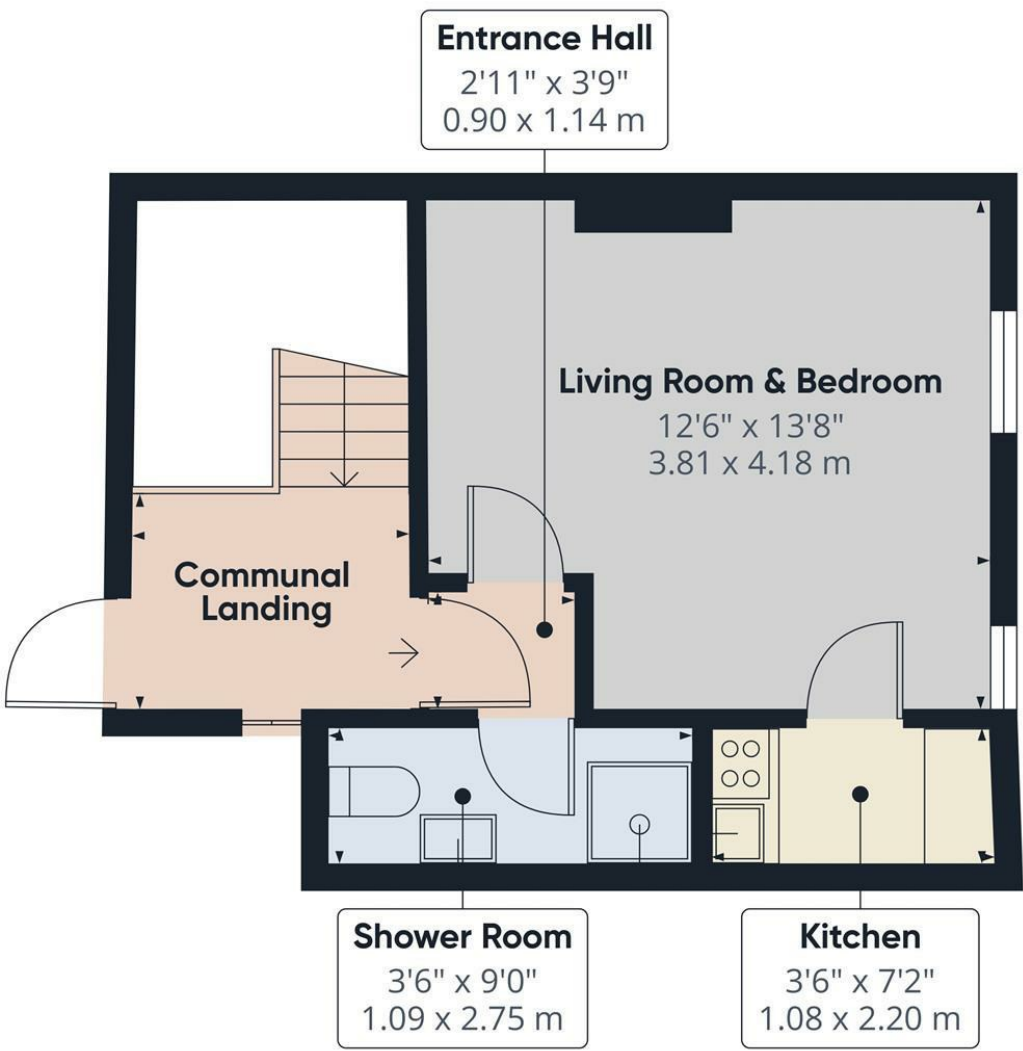


Directions

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



Floor Plan



Approximate total area⁽¹⁾
223 ft²
20.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		