



Welland Mews Stamford, PE9 2LW

The accommodation briefly comprises: Entrance Hall with storage cupboard, Living Room, Two Bedrooms, Refitted Kitchen and a Refitted Shower room.

The property also benefits from a communal lounge and beautifully landscaped gardens.

Agents Note;
Local Authority – South Kesteven
Council Tax Band – B
EPC Rating – C

£230,000

Welland Mews

Stamford, PE9 2LW



- Two Bedroom First Floor Flat
- Refitted Kitchen & Shower Room
- Beautifully Landscaped Communal Gardens
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Over 55's Development
- Good Sized Living Area
- Communal Lounge & Laundry Facilities
- Close to the Town Centre, River & Burghley Park
- Plantation Shutters Fitted
- No Chain

Entrance Hall

13'2" x 5'3" (4.01m x 1.60m)

Living Room

17'8" x 12'10" (5.38m x 3.91m)

Kitchen

8'9" x 10'8" (2.67m x 3.25m)

Bedroom 1

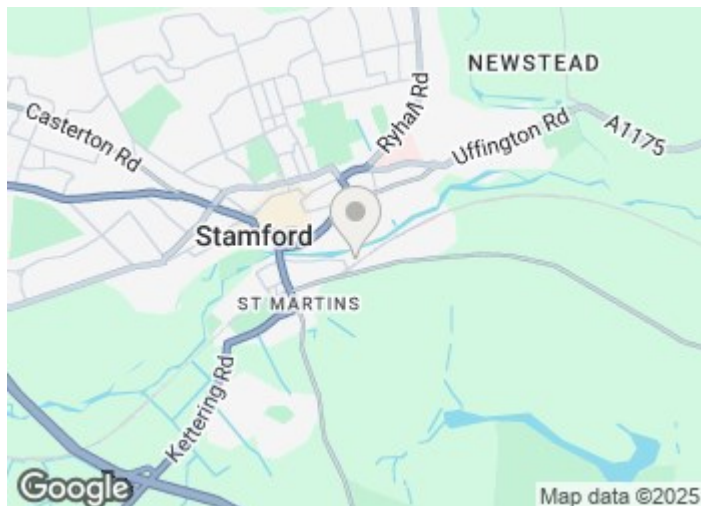
12'8" x 9'11" (3.86m x 3.02m)

Bedroom 2

6'2" x 9'11" (1.88m x 3.02m)

Shower Room

8'4" x 5'3" (2.54m x 1.60m)

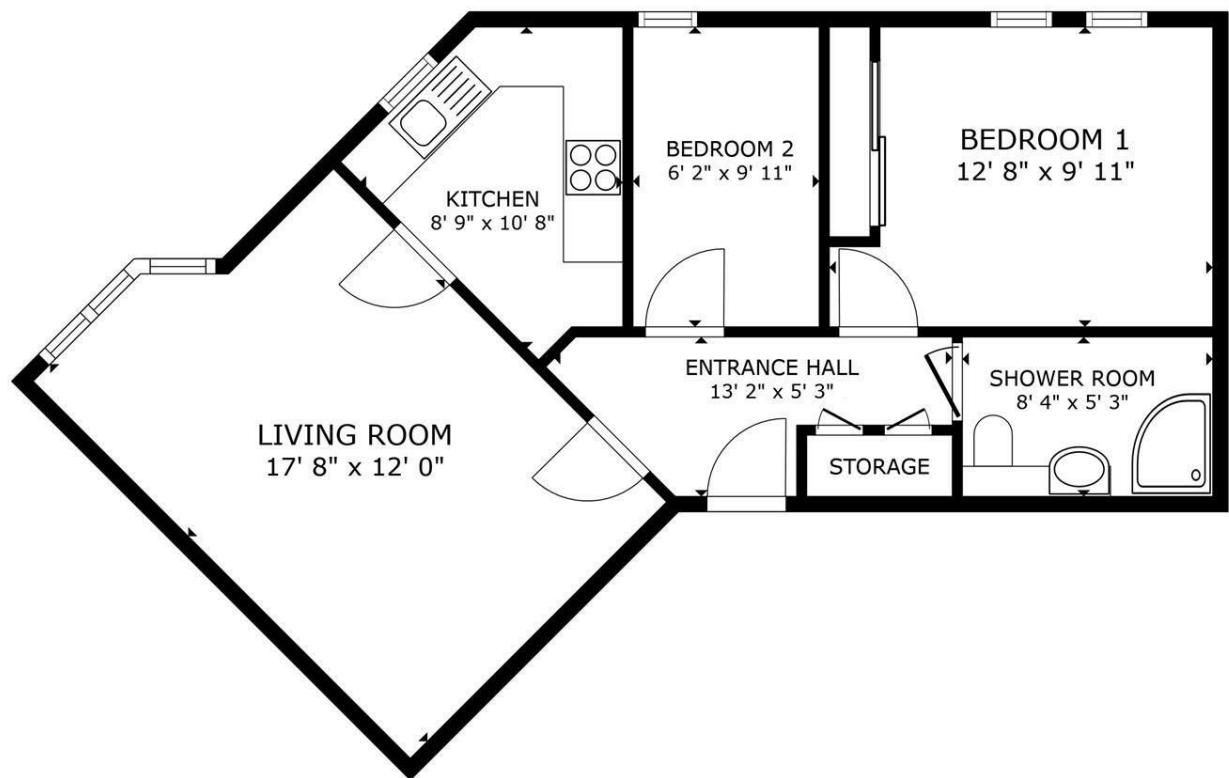


Directions

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



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 583 sq.ft.
TOTAL : 583 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(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