

*18 Keble Court  
Stamford  
Lincs  
PE9 1JP*

***PRICE: £73,000 Leasehold***



**DESCRIPTION:** : Ground floor Studio Apartment on small private development. Spacious bedsitting room with separated bedroom area, kitchen, bathroom with shower, large storage cupboard. UPVC sealed unit double glazing. Allocated parking space. Ideal for first purchase or investment.

**LOCATION:** Popular residential area north of the town centre

**AMENITIES:** Local shops on Churchill Road and Green Lane.

**ACCOMMODATION:****GROUND FLOOR:**

**Hall:** Large built-in cupboard. Coat hooks, vinyl flooring.

**Bathroom:** 1.95m x 1.34m (6'5" x 4'5")

White suite comprising panelled bath, hand basin and WC. Triton Biarritz II shower over bath. White tiled splash backs. Electric heater. Vinyl flooring. Double glazing.

**Sitting Room area:** 2.97m x 4.88m (9'9" x 16'0")

TV point. Economy 7 heater. Fitted carpet. Double glazed rear window.

**Bedroom area:** 1.83m x 3.15m (6'0" x 10'4")

Economy 7 heater. Telephone point. Fitted carpet.

**Kitchen:** 2.74m x 1.34m (9'0" x 4'5")

White cupboards with matching wall cupboards. Stainless steel sink. Plumbing for washing machine. Space for cooker and fridge freezer. Vinyl flooring. Double glazed front window.

**OUTSIDE:** Communal gardens laid to lawn with drying areas. Outside dustbin store and meter cupboard.

**SERVICES:** Mains water, drainage and electricity are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

**CENTRAL HEATING:** Economy 7 heating.

**DOUBLE GLAZING:** UPVC double glazing.

**TELEPHONE POINTS:** Bedsitting room.

**COUNCIL TAX:** Band A, (2010/2011) £957.90 payable to South Kesteven District Council.

**LEASE:** The property is held on a 999 year lease from 6<sup>th</sup> January 1978. Current service charge including ground rent £400 payable quarterly.

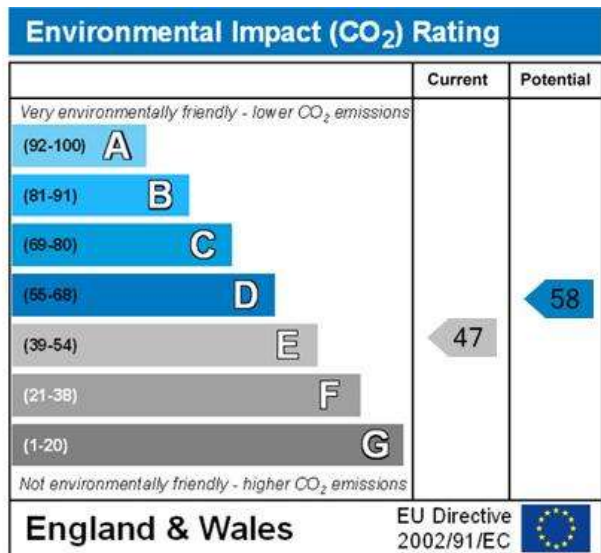
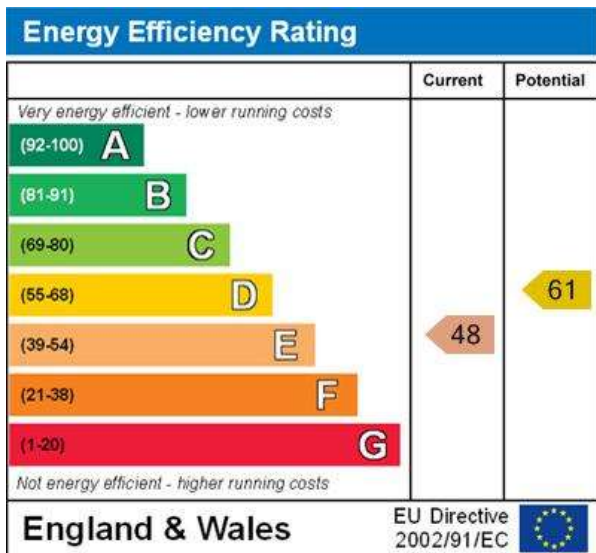
**DIRECTIONS:** From Red Lion Square head east along Red Lion Street and Broad Street, turn left into Newgates. Cross over East Street onto Recreation Ground Road, at the top of the hill cross over onto Kings Road and Green Lane. Continue along Churchill Road turning left into Selwyn Road. Turn right into Keble Close then right again into Keble Court. The property is the first on the right.

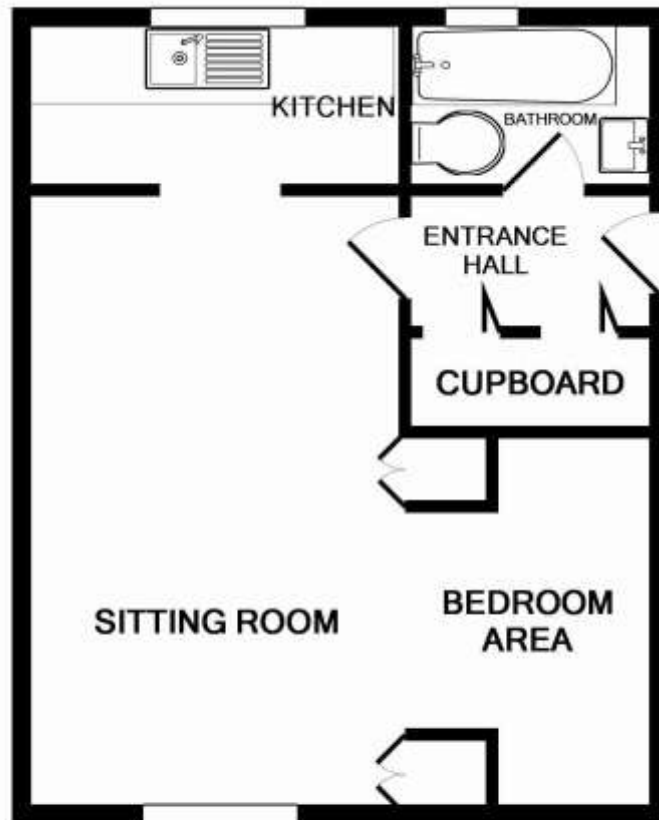
**INSPECTION:** Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

**INTERESTED?:** All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

**MORTGAGES:** Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Ref: 2995 070111.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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