

*3 All Saints Mews
Stamford
Lincs
PE9 2PB*

PRICE: £110,000 LEASEHOLD



DESCRIPTION: A well-situated ground floor apartment , part of an imposing Listed Building in the heart of Stamford`s Conservation area. The accommodation is of good proportions with high ceilings, deep skirting boards and deep sash windows and briefly comprises: sitting room, galley kitchen, 1 double bedroom and bathroom with bath and shower. The property includes a parking space, a great advantage in the town centre. An ideal pied a terre for first time buyers, professional people or retirement.

LOCATION: Very convenient location in the centre of Stamford close to the Post Office and High Street Shops. Easy access to Stamford Meadows, Bus and Railway Stations.

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AMENITIES: Stamford has a wide range of individual shops, cafes, restaurants etc. Busy Arts Centre and theatre/cinema. Easy access to A1 giving access to Peterborough and other regional centres.

ACCOMMODATION:

GROUND FLOOR:

Sitting Room: 3.46m x 3.46m (11'4" x 11'4")

Economy 7 heater. High ceiling. Sash window. Telephone point. 2 TV points. Built-in shelving.

Galley Kitchen: 2.44m x 1.98m (8'0" x 6'6")

Base and wall units to 3 sides. Hotpoint electric hob and oven. Space for fridge. 1½ bowl sink. Space for washing machine. Dimplex electric heater.

Hall - Airing cupboard. Coat cupboard.

Bathroom: 2.84m x 1.93m (9'4" x 6'4")

Grey suite comprising panelled bath, pedestal basin and wc. Shower cubicle. Electric heated towel rail. Shaver light. Extractor fan. Dimplex electric heater.

Bedroom 1: 3.61m x 3.51m (11'10" x 11'6")

Economy 7 heater. Sash window.

OUTSIDE: 1 allocated parking space.

LEASE: The property is held on a 999 year lease from 17th July 1990. Current service charge £1000.00 per annum (paid six monthly on 25th March & 29th September). Please note the service charge includes the annual ground rent of £10.00.

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.

TELEPHONE POINTS: Sitting Room.

COUNCIL TAX: Band B – charge for 2010/2011 £1,089.48 payable to South Kesteven District Council.

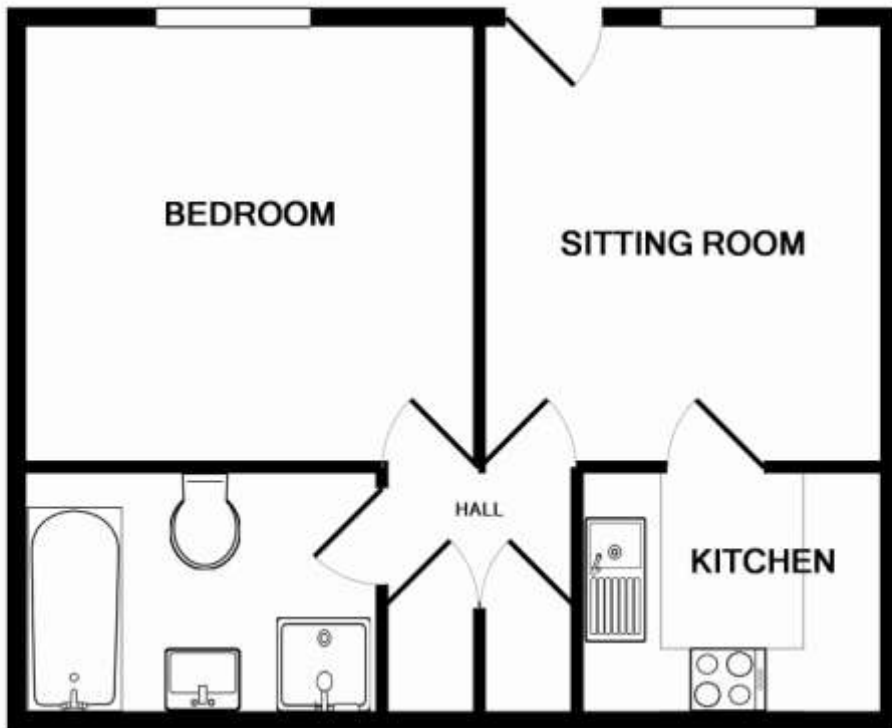
DIRECTIONS: From Red Lion Square head west past the Post Office along All Saints Street, the property is on the right next to The Otter's Pocket through the archway.

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. 2899

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	