



Wigmore Place, Stamford  
Prices from: £195,000





**WIGMORE PLACE** Welcome to Wigmore Place, situated on the edge of the historic Market Town of Stamford, Lincolnshire and within minutes' walk to two well-known Supermarkets. The centre of Stamford is renowned for its Friday market and individual boutique shops. A good bus service on your doorstep along with the train station only a short taxi ride away. Local U3A club and Lunch clubs plus much much more - all available to join in Stamford.

Wigmore Place is a collection of contemporary one and two bedroom over 55's apartments situated over three floors all with both lift and stair access for independent living in mind. Countryside views to the rear aspect along with a south facing communal garden and allocated parking space to all apartments is included as well as an Intercom entry system for all apartments for added security and peace of mind.

Available are a selection of one-bedroom apartments. Fitted with high-quality fittings throughout including Siemens appliances, dishwasher, fridge/freezer, fan oven, induction hob, microwave, and cooker hood. Silestone worktops compliment the shaker style units, with stainless steel sink, lever tap and Howdens Lamona boiling tap. There is underfloor heating to all areas, the bathrooms and en-suites have ceramic tiles and there are carpets to living area and bedroom. For those who wish to have a little support at times, the \*Tungsten Lifeline Vi system has been installed into all apartments - ready to be activated when you feel the need.

\*Support provided by third party under individual resident licensing agreement. This is not part of your service charge. Further information on request.









# Wigmore Place, Stamford



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Ground rent - £200.00 per annum

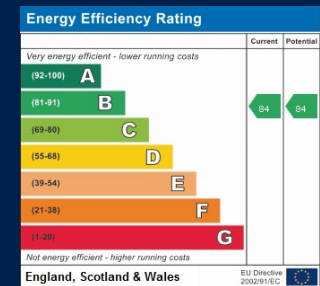
Service Charge - 24/25 £1,700.00pa

Fee's are subjected to change (Please ask for more details)

Lease is 125 years

Agent note; first floor apartments are Juliet Balconies only

Extras not included - \*Tungsten Lifeline Vi system has been installed into all apartments - ready to be activated when you feel the need. This is subject to a



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements