



St. Marys Hill,
Stamford, PE9 2DP

NEWTONFALLOWELL 

**St. Marys Hill,
Stamford, PE9 2DP
£269,950 Leasehold**

With views towards The Meadows, The Town Hall and St. Mary's Church is this stunning first floor TWO BEDROOM luxury apartment boasting an open plan living / kitchen, two double bedrooms, a Jack and Jill Shower Room, an en-suite bathroom, secure intercom system and communal hallway - NO ONWARD CHAIN.

The property is approached off Bath Row via a shared gravelled driveway leading to the main communal entrance located to the rear of the building and set away from the road. On entering the communal hallway, there are stairs to the first floor fitted with motion sensor lighting which continues through the two upper floor. The apartment offers an Oak front door leading into the private entrance hall. Here there are oak doors to the Jack & Jill shower room; creating a second 3 piece ensuite with a door to bedroom two; both bedrooms and the open plan living kitchen diner. The floor is fitted throughout with wood effect Karndean flooring and is freshly painted in off white. The living area hosts a fitted kitchen to one corner with a range of units, surface areas and an integrated oven, three windows overlook St. Mary's Church and the Town Hall. The bedrooms are set to the rear of the property with second bedroom linked to a jack and jill ensuite shower room and bedroom one boasting a large window looking towards The Stamford Meadows, and a door to an en-suite bathroom. The bathroom is fitted with a modern 3 piece suite including a bath with shower and fully tiled surrounds. There is ample street parking close by and a residents parking permit scheme can be applied for via SKDC (subject to availability).



Communal Entrance

Entrance Hall

6'4 x 6'1 (1.93m x 1.85m)

Open Plan Living Kitchen Diner

14'3 x 14 (4.34m x 4.27m)

Inner Hall

10'3 x 3'7 (3.12m x 1.09m)

Jack & Jill Shower Room

9 x 3'7 (2.74m x 1.09m)

Bedroom Two

11'1 x 10'9 (9'4) (3.38m x 3.28m (2.84m))

Bedroom One

15'5 x 12'11 (4.70m x 3.94m)

Ensuite Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Leasehold

The property is leasehold with a new 125 year lease to be issued at the time of purchase. There will be associated service charges and ground rent which have yet to be confirmed by the vendor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	52
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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