



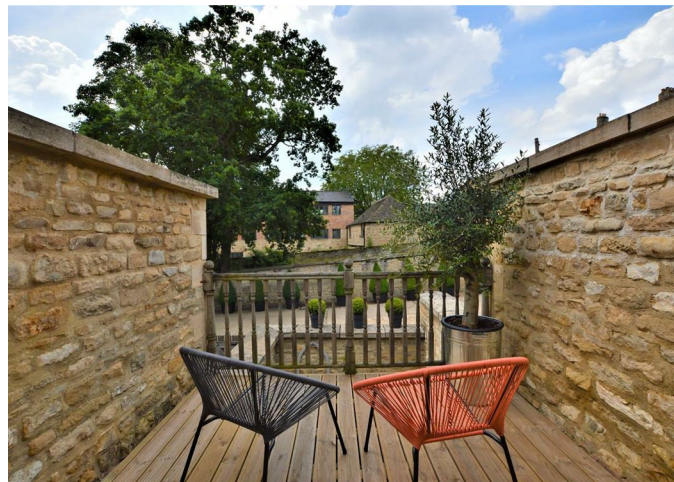
**Bath Row,**  
Stamford, PE9 2HQ

**NEWTON**FALLOWELL 

**Bath Row,  
Stamford, PE9 2HQ  
£795 Per Calendar Month**

**\*\* AVAILABLE IMMEDIATELY & WITH NIL DEPOSIT SCHEME  
\*\* Set in the heart of Stamford is this stunning one bedroom duplex apartment, boasting a spacious interior with an open plan living/kitchen/dining area, a lovely sun terrace and a further enclosed courtyard garden.**

As you enter the property you are welcomed into a spacious, light and airy open plan kitchen/living room featuring a wealth of units, integrated appliances and French doors which open out onto the sun terrace. Stairs from the living room flow to the ground floor, where you will find the master bedroom with built in storage cupboard and an en-suite shower room. There is also access through the double doors in the master bedroom into the enclosed private courtyard garden.



**Living Room/ Kitchen**

18'10 x 17'11 (5.74m x 5.46m)

**Sun Terrace**

8'7 x 8'11 (2.62m x 2.72m)

**Hallway**

6'2 x 5'8 (1.88m x 1.73m)

**Master Bedroom**

14'4 x 9'7 (4.37m x 2.92m)

**En-Suite**

7'5 x 6'4 (2.26m x 1.93m)

**W/C**

5'6 x 3'2 (1.68m x 0.97m)

**Outside**

There are two outside areas the courtyard private garden enclosed with stone walls and the lovely sun terrace on the first floor.



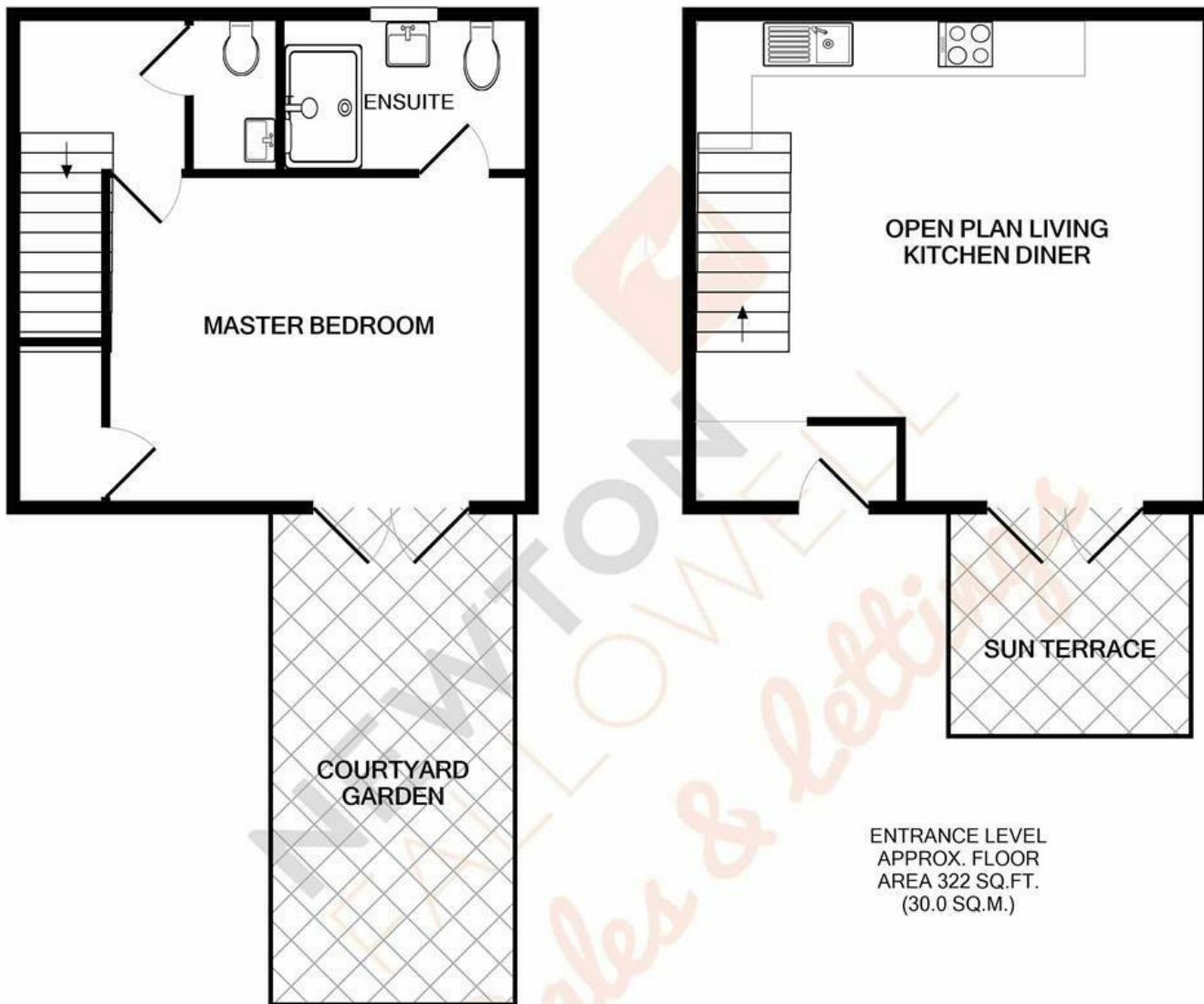
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 63 plus <b>A</b>	
81-81.99 <b>B</b>		62-61.99 <b>B</b>	
80-80.99 <b>C</b>		60-61.99 <b>C</b>	
79-79.99 <b>D</b>		58-59.99 <b>D</b>	
78-78.99 <b>E</b>		56-57.99 <b>E</b>	
77-77.99 <b>F</b>		54-55.99 <b>F</b>	
76-76.99 <b>G</b>		52-53.99 <b>G</b>	
Not energy efficient - higher running costs 46		Not environmentally friendly - higher CO <sub>2</sub> emissions 47	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

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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