



**Barnes Court,**  
Stamford, PE9 2TZ

**NEWTON**FALLOWELL 

**Barnes Court,  
Stamford, PE9 2TZ  
£650 PCM**

This immaculate newly built Coach House offers light and airy accommodation throughout and is available to let with the ability to move in straight away. Presented in a partly furnished condition this delightful apartment offers off road parking for two vehicles, an open plan living and kitchen area with ample space to enjoy and entertain. This delightful accommodation also offers a double bedroom with ensuite bathroom.

Contact Newton Fallowell today to arrange your internal viewing.



**Living room/Kitchen**

20'11 x 15'7 narrowing 12'9 (6.38m x 4.75m  
narrowing 3.89m)

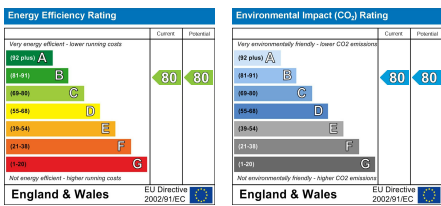
**Bedroom**

15'1 x 9;11 (4.60m x 2.74m;3.35m)

**Bathroom**

7'1 x 5'6 (2.16m x 1.68m)





# GROUND FLOOR

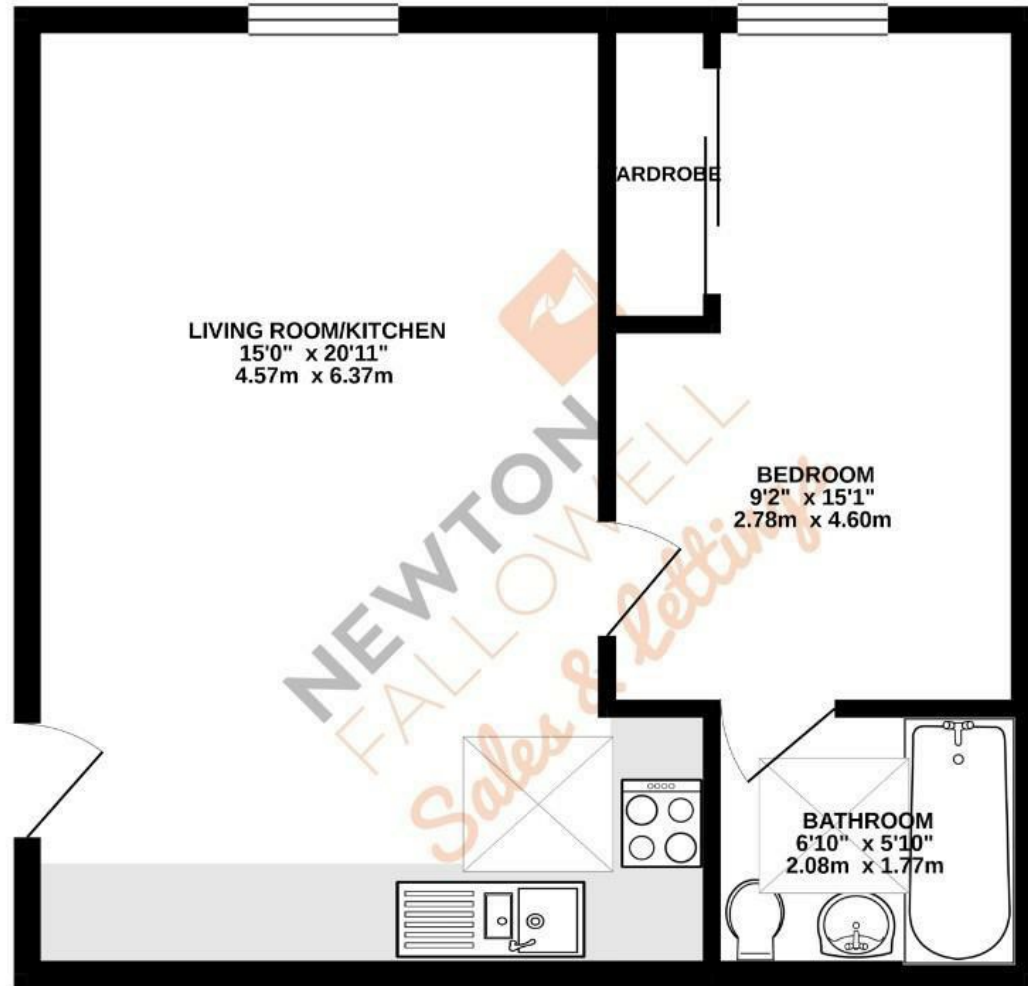
456 sq.ft. (42.3 sq.m.) approx.

### AGENTS NOTE – DRAFT PARTICULARS:

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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.



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TOTAL FLOOR AREA : 456 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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