



1 Riverside Place, Stamford, PE9 2DX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Located just outside the town centre, this three bedroom top floor maisonette apartment offers stylish open plan living with an additional separate living room. The property is presented to a high standard throughout and comes with balcony area.

The accommodation briefly comprises an entrance hall, open plan living kitchen, separate living room, Master bedroom with en-suite and two further double bedrooms with fitted wardrobes and a bathroom.

The development provides a secure entrance, lift, parking space and bin store.

Access to the town centre, train station, Burghley Park and the river Welland is all within a short walk and viewing is highly recommended.

NO CHAIN

Offers in excess of £400,000 Leasehold

- Close to Town Centre
- Top Floor Apartment
- Allocated Parking Space
- Balcony
- EPC- Council Tax- D
- Three Bedrooms
- Open Planned Living Kitchen Dining Area
- Secure Entrance with Lift
- Walking distance to the train station
- NO ONWARD CHAIN



ACCOMMODATION:

Entrance Hallway
Bedroom 2
 $3.28m \times 3.02m (10'09 \times 9'11)$
Bathroom Room
 $2.21m \times 2.08m (7'03 \times 6'10)$
Airing Cupboard
 $1.09m \times 2.08m (3'07 \times 6'10)$
Master Bedroom
 $3.53m \times 3.38m (11'7 \times 11'01)$
Bedroom Three
 $3.35m \times 1.52m \times 2.08m (11' 05 \times 6'10)$
En-Suite

Open Living Kitchen Area
 $6.88m \times 6.86m \text{ max} (22'07 \times 22'06 \text{ max})$
Living Room
 $6.88m \times 3.61m (22'07 \times 11'10)$

FLOOR PLAN:



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.