



8 Torkington Gardens, Stamford, PE9 2EW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	75
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		

Situated just a short walk away from Stamford's historic town centre is this well-proportioned first floor one bedroom apartment located in the popular over 55's development of Torkington Gardens. The accommodation consists of - Entrance hall with storage cupboards, lounge/dining Room with bay window, fitted kitchen, bathroom/wc and main bedroom with fitted wardrobes and storage space. The apartment is accessed via its own stairwell, and the apartment enjoys well maintained and peaceful communal gardens, and a residents parking area. NO UPWARD CHAIN.

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.

Asking Price £75,000 Leasehold

- Over 55's Apartment
- Lounge / Dining Room
- Communal Gardens
- Town Centre Location
- Council Tax Band A Service charge £271.10 per month per annum £3,253.20
- Large Double Bedroom
- Kitchen
- Residents Parking Area
- EPC - Rating C
- No Upward Chain



ACCOMMODATION:

Entrance Hall

Lounge / Dining Room
4.70m x 2.95m (15'5 x 9'8)

Kitchen
2.44m x 1.47m (8'0 x 4'10)

Main Bedroom
4.65m x 2.67m (15'3 x 8'9)

Bathroom/WC

Communal Gardens

Agents Note

FLOOR PLAN:



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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