



23 Torkington Gardens, Stamford, Lincolnshire, PE9 2EW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	78
(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.

Set within walking distance to the town centre and Waitrose, this two bedroom first floor Over 55's property comes with a modern style kitchen and shower room. The property features gas fired central heating, a secure entry system and good levels of storage.

The accommodation comprises: - Entrance hall with two storage cupboards, sitting room, kitchen, two bedrooms and a shower room.

There are well presented and kept communal gardens as well as visitor parking. The property is offered with NO CHAIN.

Asking Price £145,000 Leasehold

- Over 55's apartment
- Walking distance to Stamford town centre & Waitrose
- Gas fired central heating
- Refitted shower room
- Council Tax Band - B, EPC- C
- Two bedrooms
- First floor with a stair lift
- Modern style kitchen
- Communal gardens
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Sitting Room

5.26m x 3.63m (17'3 x 11'11)

Kitchen

3.63m x 1.50m (11'11 x 4'11)

Main Bedroom

4.70m x 3.07m (15'5 x 10'1)

Bedroom Two

3.07m x 1.96m (10'1 x 6'5)

Bathroom

FLOOR PLAN:



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