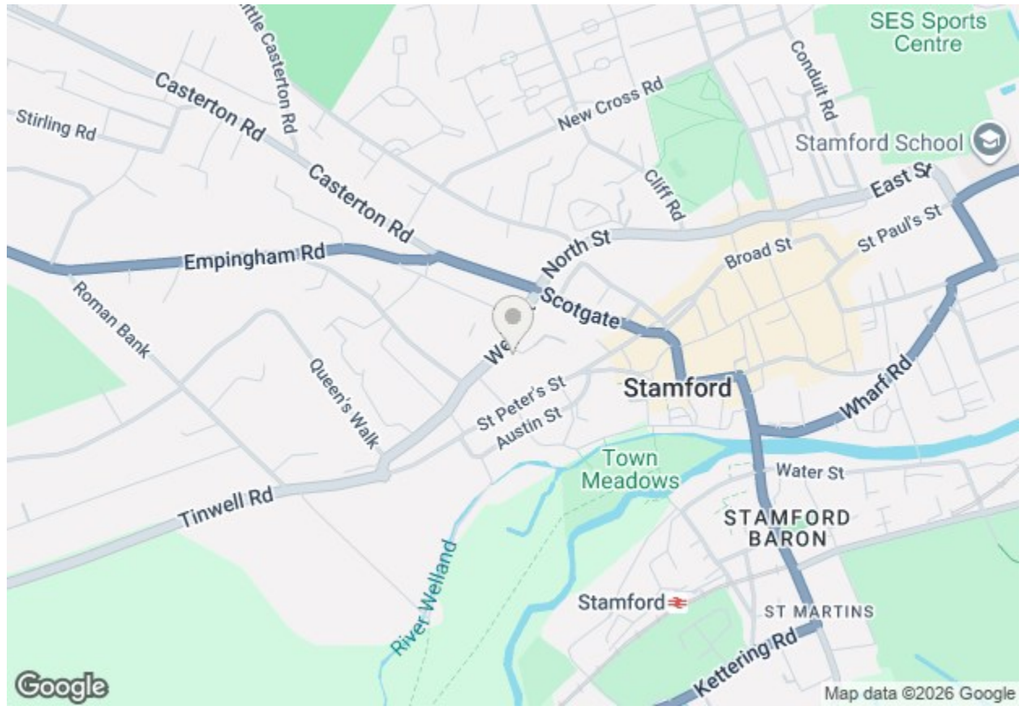
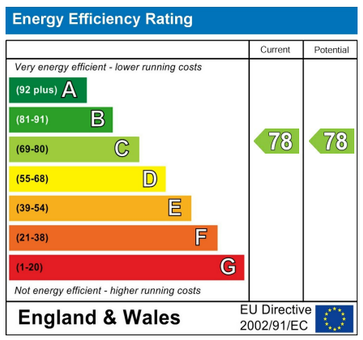
# Sowden Wallis

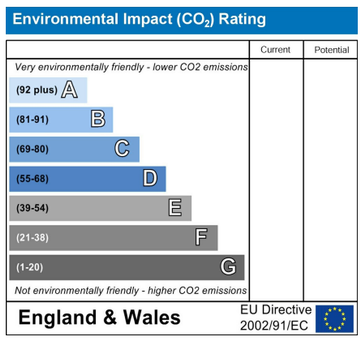
Estate Agents






50 Torkington Gardens, Stamford, PE9 2EW




Positioned on a well maintained development, just a stone's throw from Stamford town centre, is this immaculately presented two bedroom apartment. With a modern kitchen and bathroom, as well as a dual aspect living room, this is one not to be missed!

The apartment is accessed by a recently redecorated communal entrance. Internally, the apartment comprises; entrance hallway, dual aspect living/dining room, modern kitchen with appliances, main bedroom with dressing room and an additional room ideal for a study, second bedroom and family bathroom.

Externally, the development offers ample parking with spaces allocated to this particular apartment block (but not allocated to each individual apartment).

**£1,050 PCM**

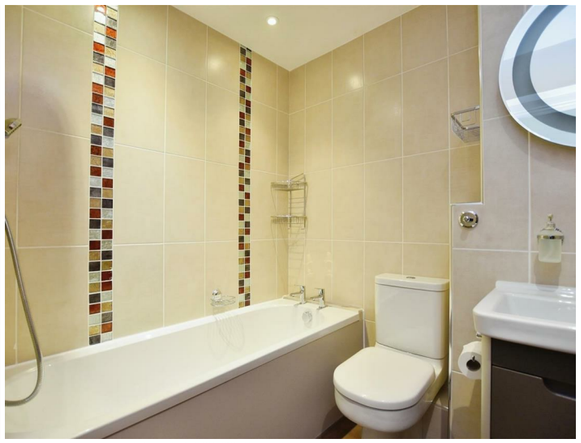
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- First Floor Apartment
- Main Bedroom with Dressing Room
- Dual Aspect Living Room
- EPC: C Council tax: C
- Modern Kitchen and Bathroom
- Two Bedrooms and a Study
- Parking Space
- Holding deposit: £242 Deposit: £1211





## ACCOMMODATION:

**Entrance Hallway**

**Living Room**
4.25m x 4.22m (13'11" x 13'10")

**Kitchen**
2.21m x 2.12m (7'3" x 6'11")

**Main bedroom**
4.53m x 2.90m (14'10" x 9'6")

**Dressing Area**
2.13m x 2.07m (6'11" x 6'9")

**Study**
2.31m x 2.06m (7'6" x 6'9" )

**Bedroom 2**
3.53m narrowing 2.82m x 2.21m (11'6" narrowing 9'3" x 7'3" )

**Bathroom**

## FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io