

## 90 Churchill Road, Stamford, PE9 1JQ

One-Bedroom Apartment with Garden & Parking – Ideal Investment or First Purchase, No Chain

This one-bedroom apartment offers a fantastic opportunity for buyers looking to modernise and add value. The property features a spacious lounge and a well-proportioned bedroom, providing comfortable accommodation with plenty of potential.

Additional benefits include electric heating, an allocated parking space, and a garden, offering useful outdoor space that's rarely available with an apartment.

Requiring modernisation throughout, this property would make an excellent first home, investment purchase, or downsizing opportunity.

Offered to the market with no onward chain, this apartment represents great potential in a convenient and accessible location.

**Asking Price £119,995 Leasehold**

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			
		70	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- One double bedroom apartment
- Modernisation required
- Electric heating
- NO CHAIN
- EPC - C

- Situated on the first floor
- Spacious lounge
- Allocated parking space
- Council Tax Band - A
- 999 year lease, £50 p/a ground rent



#### ACCOMMODATION:

##### Entrance Hall

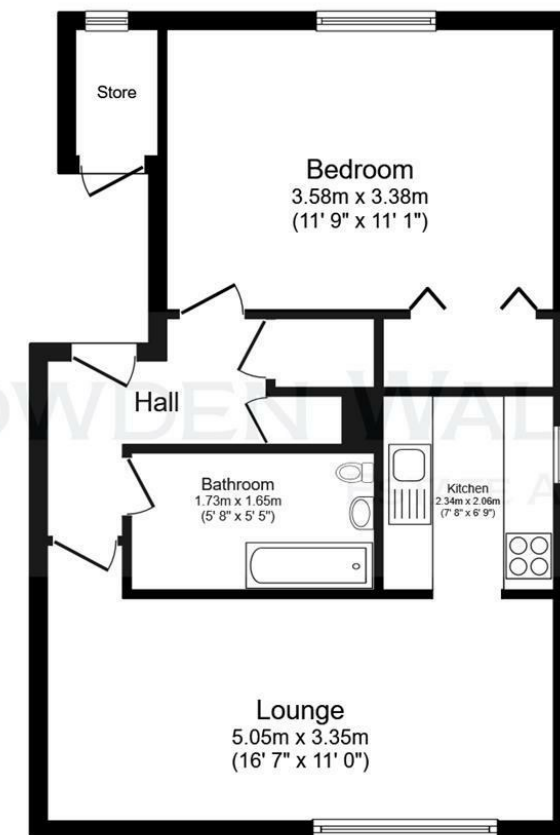
**Lounge**  
5.05m x 3.35m (16'7" x 11')

**Kitchen**  
2.34m x 2.06m (7'8" x 6'9")

**Bedroom**  
3.58m x 3.38m (11'9" x 11'1")

**Bathroom**  
1.73m x 1.65m (5'8" x 5'5")

#### 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](http://www.Propertybox.io)