



24 Torkington Gardens

Stamford, PE9 2EW

Offers Over £125,000

Richardson

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Situated within a purpose built established enclave just a stone's throw from Waitrose supermarket this first floor apartment forms part of one the over 55's areas and is situated on a corner allowing plenty of natural light and overlooking the communal gardens. The apartment is well maintained with a modern kitchen and a modern white bathroom suite and has gas central heating. For piece of mind there is a security entry phone system, 24 hour emergency response call system and a local site manager looking after the building, gardens and providing support if needed. The accommodation comprises of reception hall with built in storage cupboard and further boiler cupboard. Lounge diner with kitchen off, bathroom, lovely master bedroom and a good second bedroom. Externally there are well maintained communal gardens and parking area for residents. The property is offered with no chain and on the first floor there is a stair lift for ease of access if required.

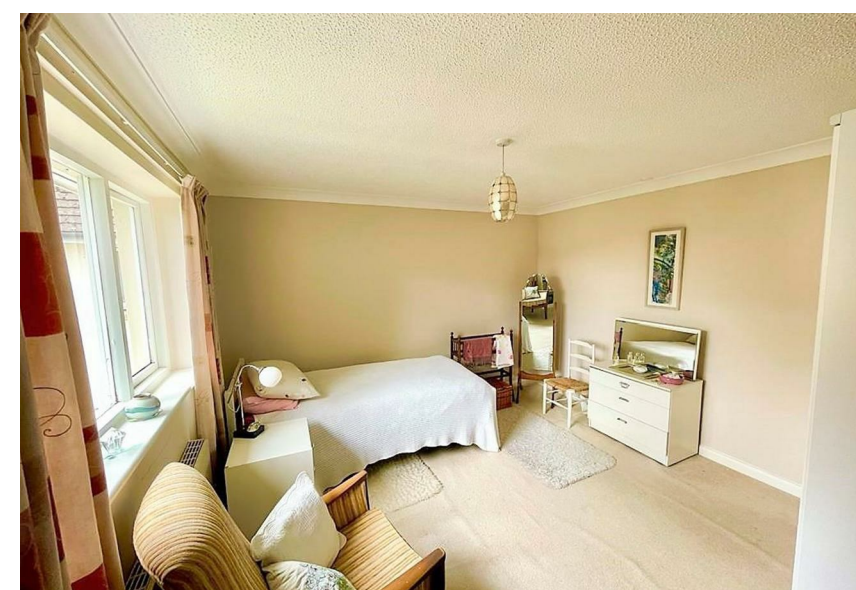
Reception hall

Lounge/diner

15'3" x 13'8" (4.67 x 4.19)

Kitchen

8'6" x 4'10" (2.6 x 1.48)



Bathroom
8'6" x 4'10" (2.6 x 1.48)

Bedroom
13'9" x 11'8" (4.2 x 3.58)

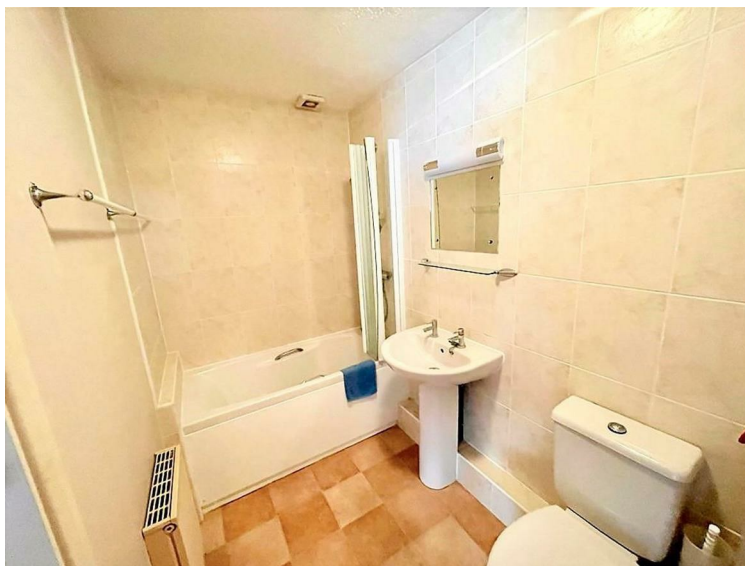
Bedroom
9'10" x 6'5" (3 x 1.98)

Leasehold information
The property is leasehold with a 99 year lease dated from 2nd December 1987 this leaves 63 years remaining.

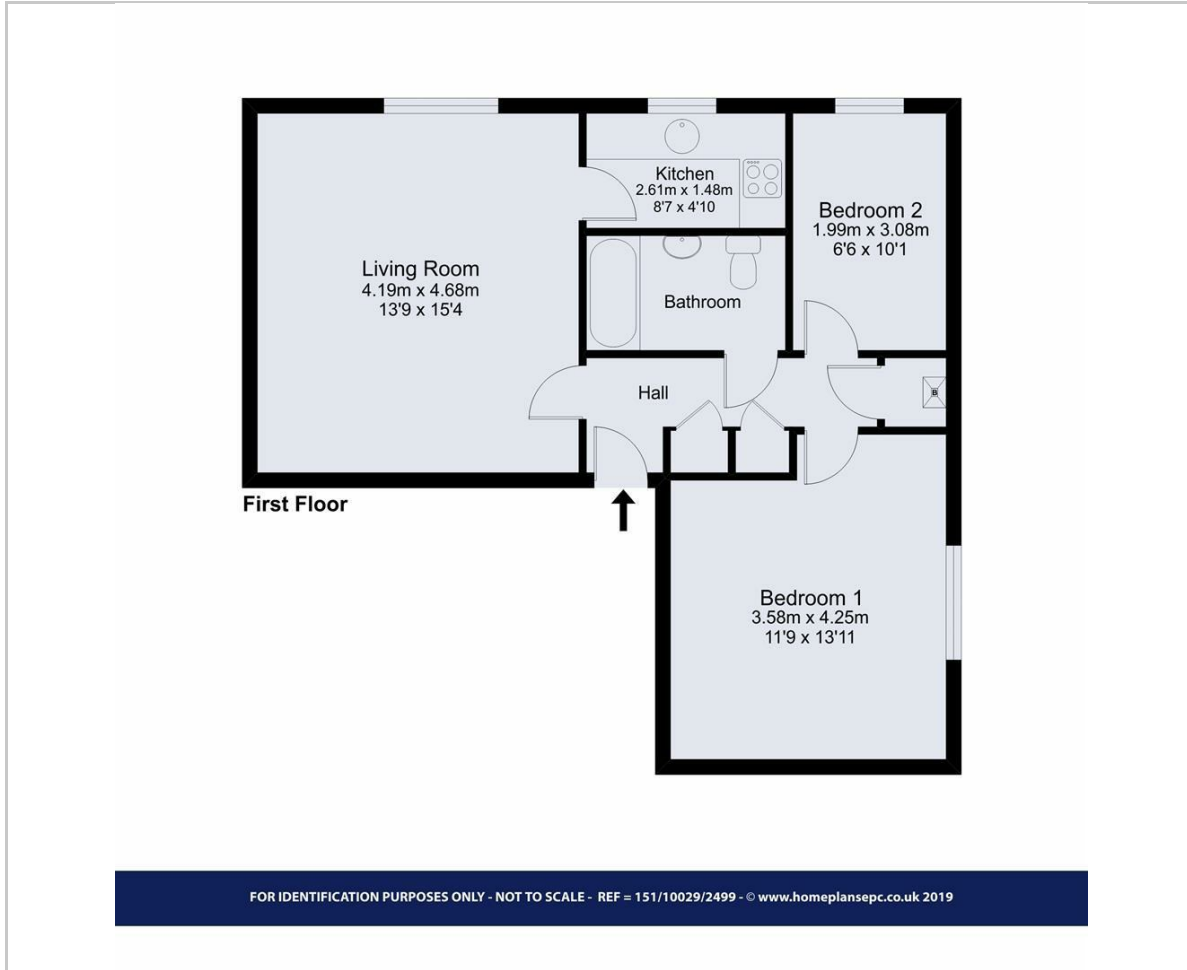
Council Tax
Council Tax band B

Service charge
The estimated Service Charge for 2022 - 2023 is £227.47 per month.

Viewing
Strictly by appointment with Richardson Estate Agents 01780 762433.



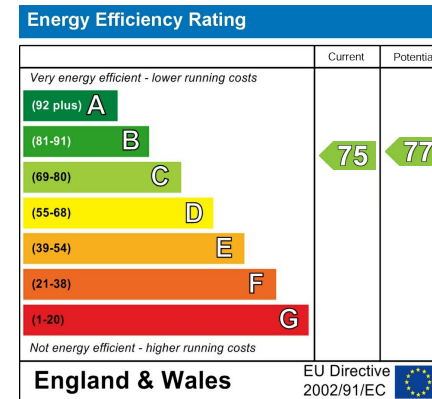
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

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