



Keble Court,
Stamford, PE9 1JP

NEWTONFALLOWELL 

**Keble Court,
Stamford, PE9 1JP
£90,000**

Fully renovated first floor studio apartment situated in a tucked away location of Stamford, a short distance from the town centre. The property boasts a full refurbishment, from a new kitchen, modern shower room, double wardrobe, new flooring and tasteful decor.

Outside property benefits from an off road parking space and communal grounds which are looked after by the management group. This apartment is allocated to the rear of the block creating a more secure and private location and overlooks the grounds front and rear.

Communal access leads to the apartment, enters via the entrance hall with a hand storage space for coats and shoes. An opening from the entrance hall leads into the large lounge/diner/bedroom which is light and airy and features a built in wardrobe with sliding doors. The kitchen is also open into the lounge, featuring an array of modern units, integrated appliances and space for a breakfast bar. Completing this apartment is the modern shower room which is fully tiled.



Entrance Hall

5'11 x 2'9 (1.80m x 0.84m)

Lounge/Diner/Bedroom

16'1 narrowing to 10'9 x 15'8 (4.90m narrowing to 3.28m x 4.78m)

Kitchen

8'10 x 4'9 (2.69m x 1.45m)

Shower Room

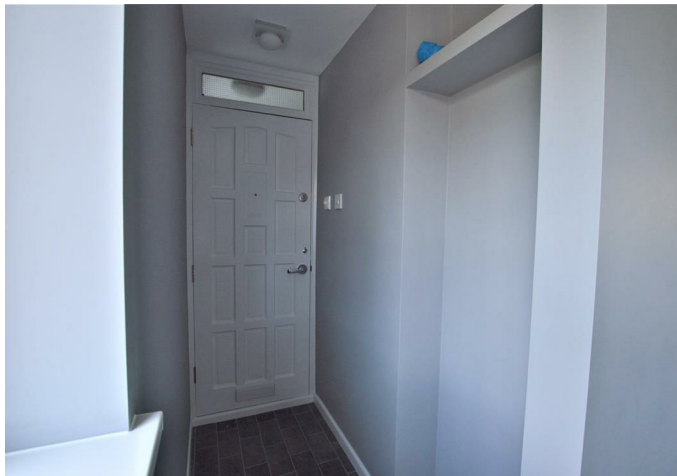
8'2 x 4'5 (2.49m x 1.35m)

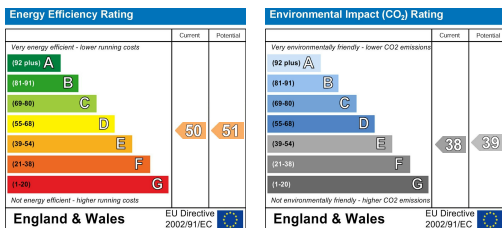
Outside

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Agent Note

Lease term 999 years from new
Pepper corn rent - £110 per quarter which includes general maintenance of the communal grounds and general wear and tear on the main buildings.



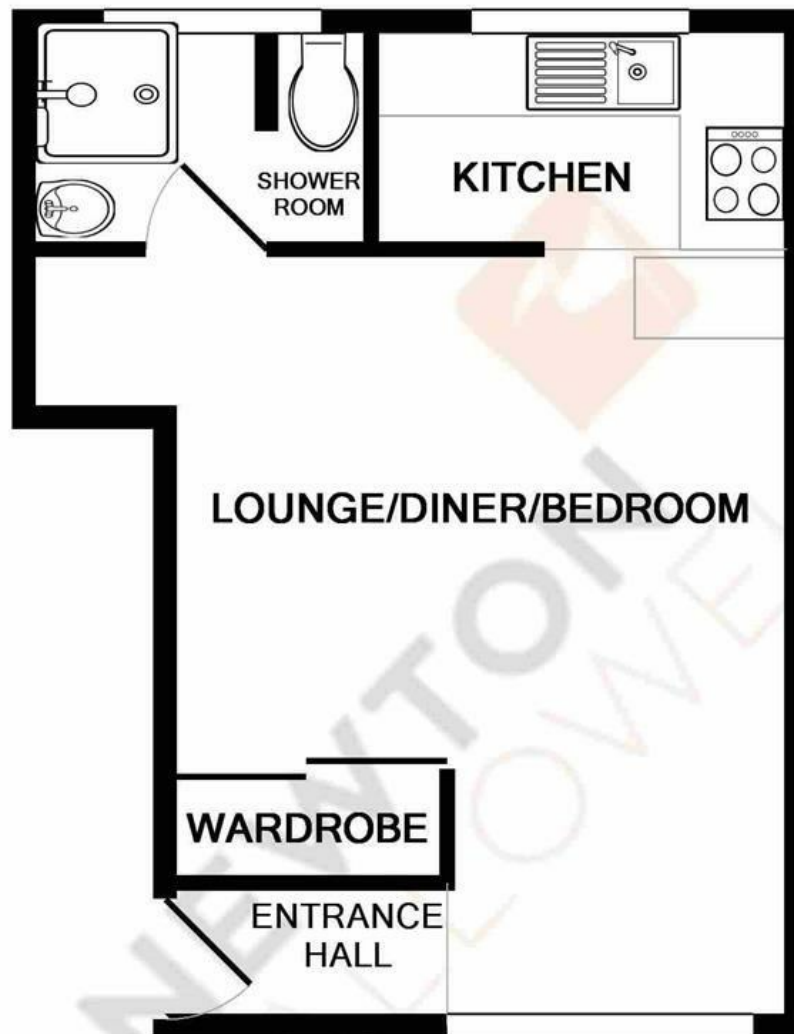


AGENTS NOTE – DRAFT PARTICULARS:

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TOTAL APPROX. FLOOR AREA 294 SQ.FT. (27.4 SQ.M.)

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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