



30 Torkington Gardens, Stamford PE9 2EW

£149,500

FIRST FLOOR



*** TWO BEDROOM RETIREMENT APARTMENT CLOSE TO TOWN CENTRE - NO CHAIN *** £149,500 for this over 55's apartment located in a popular location and is well-presented throughout with a modern fitted kitchen, lounge, two bedrooms, and shower room. There is a laundry room available and is located within well maintained landscaped grounds. Call 01780 757788 to view. EPC Energy Rating - C

TORKINGTON GARDENS

Torkington Gardens has 32 one and two bedroom apartments set within two blocks around a courtyard and communal gardens. An on-site manager looks after the upkeep of the buildings and gardens, as well as helping you to access further help and support if you need it.

Centrally located, this development has good access to the high street stores as well as a supermarket just down the road. Local bus services run to the nearby towns of Bourne, Oakham and Peterborough.

COMMUNAL HALLWAY

A secure telecom intercom connects the apartments to the front door. There are stairs to the first floor apartments with a stair lift in place.

HALL

Separate linen and cloak cupboards and a radiator.

LIVING ROOM

17' 2" x 11' 9" (5.23m x 3.58m) (approx.) Window to side.

KITCHEN

11' 9" x 4' 11" (3.58m x 1.50m) (approx.) Fitted with a range of wall mounted units and base units with work surfaces over with inset sink and drainer unit. Space for freestanding cooker, oven, hob and space for fridge. Window to front.

BEDROOM ONE

15' 4" x 8' 9" (4.67m x 2.67m) (approx.) Window to rear and radiator.

BEDROOM TWO

10' 3" x 6' 5" (3.12m x 1.96m) (approx.) Window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising wash hand basin, shower and low level WC.

LEASEHOLD INFORMATION

The management fee is currently in the region of £203 per month. Confirmation should be sought regarding the overall leasehold information before entering into any contract. Contact the office for further information.

AGENTS NOTE

The floor plan shown is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is intended as a guide only.

