Phillips Court
Stamford PE9 2EE

KNIGHT
PARTNERSHIP

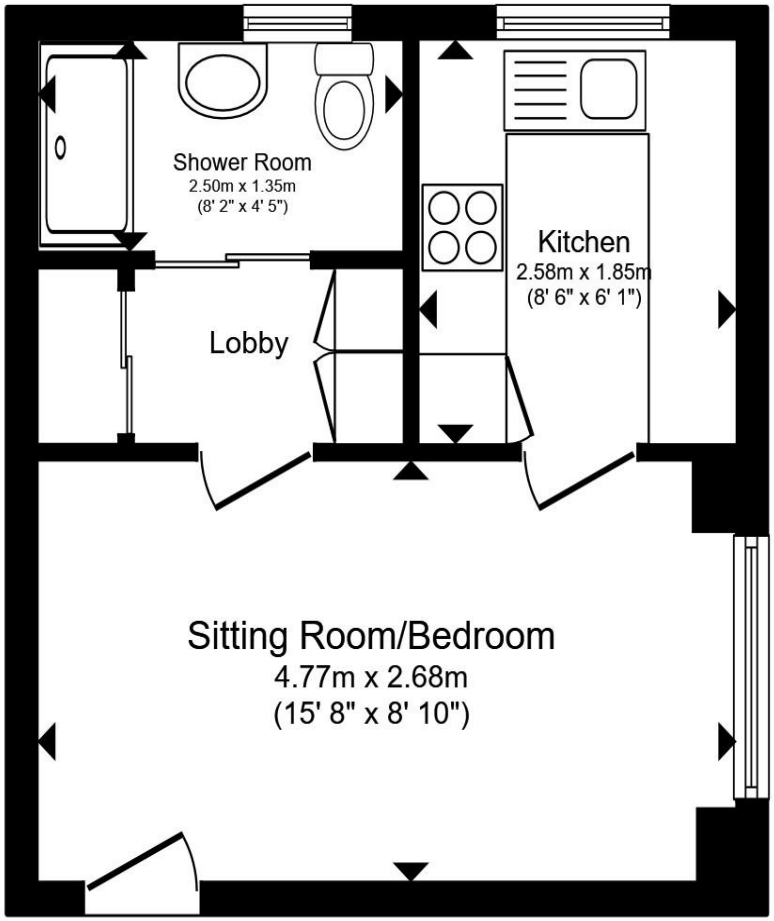
Welcome to

Phillips Court

Situated within a small and established development overlooking the river, this first-floor studio apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a property with scope to add value.

Conveniently located within easy reach of the town centre and its excellent range of shops, amenities, and transport links, the property offers well-proportioned accommodation comprising a bright studio living/bedroom area, a separate kitchen with space for appliances, and a shower room accessed via an inner lobby with built-in storage.
Requiring some modernisation and improvement, the apartment offers purchasers the chance to update and personalise the accommodation to their own tastes and requirements.
Offered on a leasehold basis, this property represents an affordable entry into the market in a desirable riverside setting. There is an allocated parking space.
Early viewing is recommended.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales.
Your conveyancer will take the necessary steps and advise you as to timeframes for registration.



Living Space/Bedroom

15' 8" x 8' 10" (4.78m x 2.69m)

Kitchen

8' 6" x 6' 1" (2.59m x 1.85m)

Inner Lobby

Shower Room

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

Total floor area 25.5 sq.m. (275 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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- First floor studio apartment
- Ideal buy to let or first time buy
- Small development overlooking the river
- Scope to improve
- Close to the town centre
- Allocated parking space

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: 1480.22
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000

Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

The Property Ombudsman

Property Ref:
SMD105415 - 0002

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