

Riverside Place
Stamford, PE9 2DX
Price Guide £575,000

Richardson

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Stamford, PE9 2DX

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Situated in the heart of Stamford with all the amenities, including The George Hotel, Stamford Arts Centre, the station, restaurants and shops, all within a short stroll, yet tucked away in a quiet location and a balcony with the River Welland as a backdrop, this impressive maisonette is offered with no chain. Offering spacious accommodation extending to approximately 128 sqm (1380 sqft) over two floors with gas central heating and double glazing. The feeling of space is evident when entering the reception hall with a useful store, separate cloakroom/wc with doors off to kitchen which is comprehensively fitted with a range of built in Bosch appliances and storage cupboards. The impressive 6 sqm lounge diner entered with double doors, is a fantastic room for entertaining with picture window overlooking the river and French doors out to the private balcony with a southerly aspect and views towards Albert Bridge one way and Town Bridge the other. To the first floor a spacious landing has another useful storage cupboard and further cupboard with the gas fired boiler. The master bedroom overlooks the river to the rear and has built in wardrobes and an ensuite shower room. A further double bedroom is to the front and a very good sized 3rd bedroom share the 3 piece bathroom. Externally the balcony provides outdoor space and seating area, the property also has an allocated private parking bay for a vehicle.

Entrance Hall

Cloakroom/wc

Kitchen
10'4" x 10'3" (3.16m x 3.13m)

Lounge / Diner
20'4" x 20'2" (6.2m x 6.15m)

First floor landing

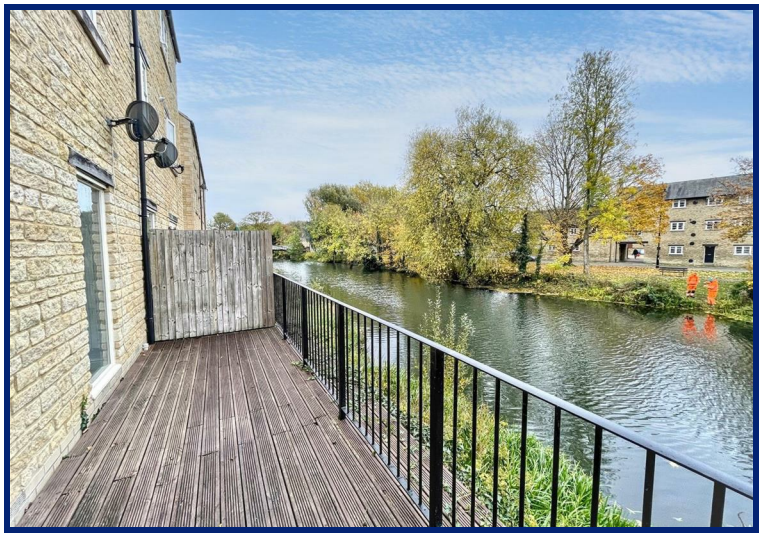
Bedroom 1
13'6" x 11'5" (4.14m x 3.49m)

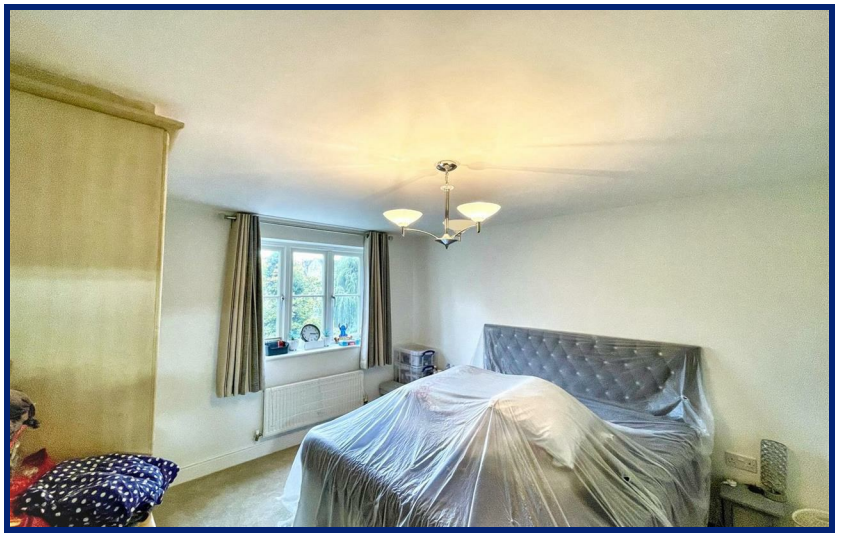
En Suite

Bedroom
16'4" x 10'4" (4.99m x 3.16m)

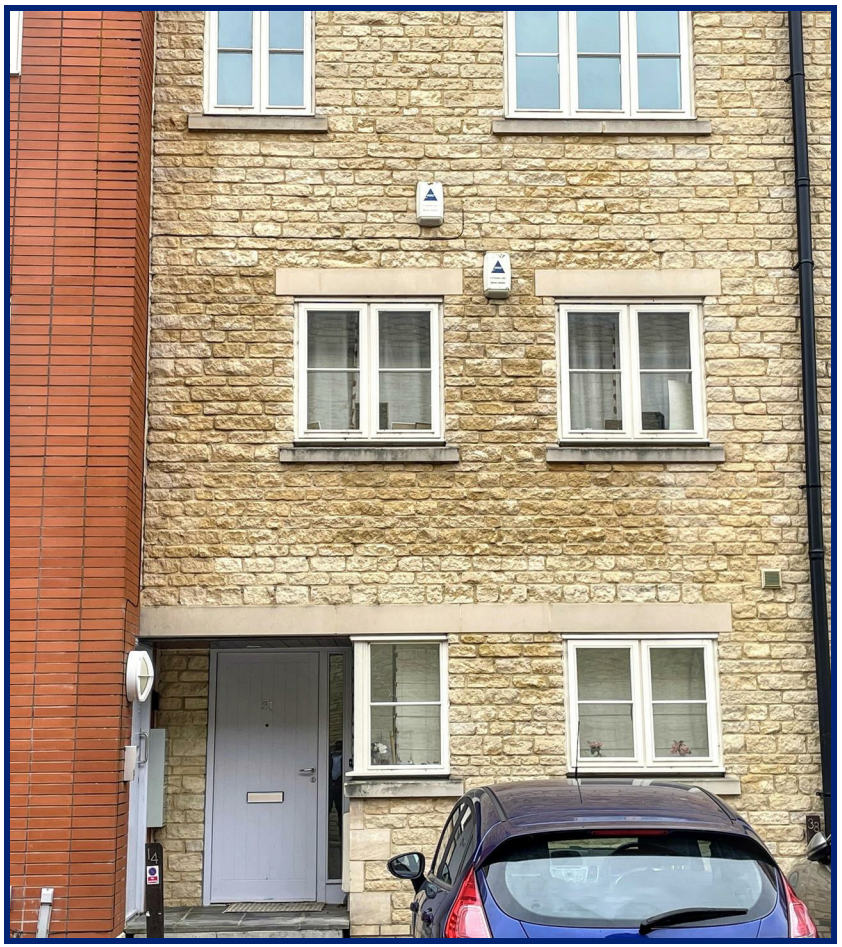














Bedroom
13'6" x 8'10" (4.14m x 2.71m)

Bathroom

Outside
Decking area with railings overlooking the River Welland. One allocated parking space to the front.

Services
All mains services connected with gas central heating.

Tenure
Leasehold started 14th October 2007 with lease term from 1st January 2006 to 31st December 2130

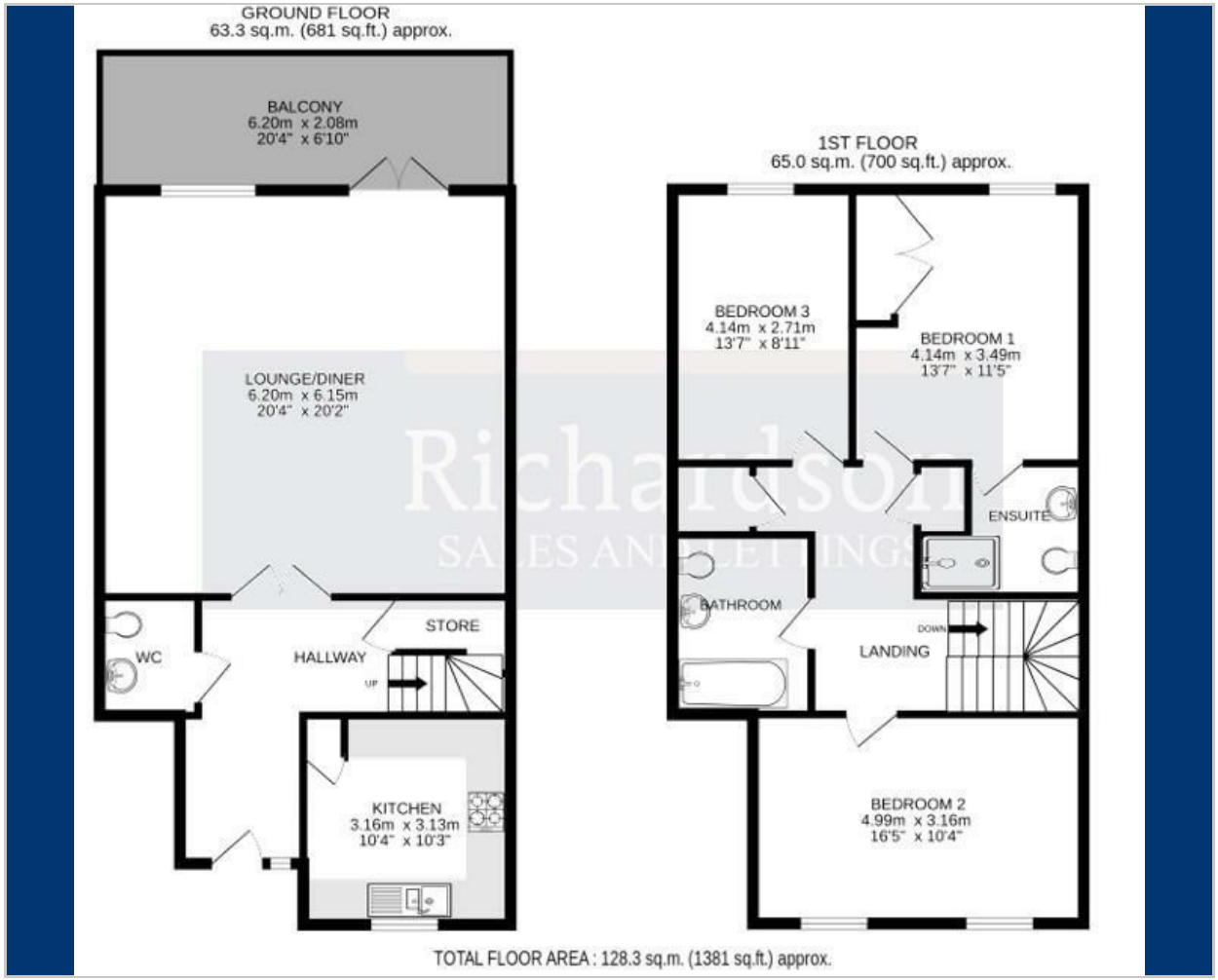
Service Charges
Service Charge - We understand that for the current year the total amount of £1776 paid in two equal instalments. The charge for next year is to be confirmed, but the first payment is due in January and will be paid before the property is sold.
Ground Rent - The ground rent for the current year was £250.

Communications
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Council Tax
South Kesteven District Council Tax Band D

Viewings
Strictly by appointment through Richardson
post@richardsonsurveyors.co.uk

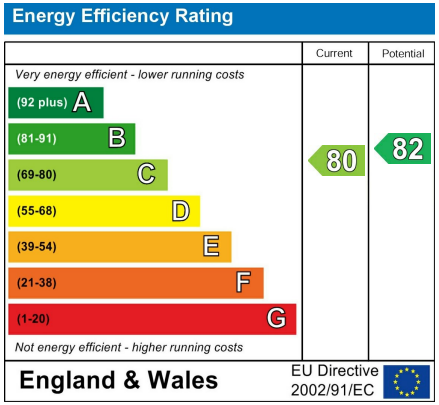
Floor Plan



Area Map



Energy Efficiency Graph



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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.