



Torkington Gardens, Stamford

£120,000



This beautifully presented one-bedroom, first floor apartment, offered on a recently extended leasehold of c.160 years, is available exclusively for those aged 55 and over. Situated within a tranquil cul-de-sac, it enjoys a convenient location just a short stroll from Stamford town centre. Security is paramount, with an electronic key fob granting access to the communal entrance. Residents can then access the first floor via the stairs or stairlift.

Internally, the apartment features a central entrance hall, thoughtfully designed with two full-length storage cupboards. To the left, the spacious living/dining room benefits from abundant natural light, courtesy of recently installed, dual aspect windows. The practical galley-style kitchen ensures efficient use of space.

The generously sized principal bedroom comfortably accommodates a large wardrobe and two chest of drawers, providing ample living space. The modern three-piece bathroom features a large shower and is fitted with an emergency red cord for added peace of mind.

A service charge of £271.10 (pcm) covers the cost of building insurance, maintenance of external areas and landscaping of gardens, integral alarm and panic button.

TENURE: Leasehold with 160 years remaining

EPC: C

COUNCIL TAX: A

All Mains Services

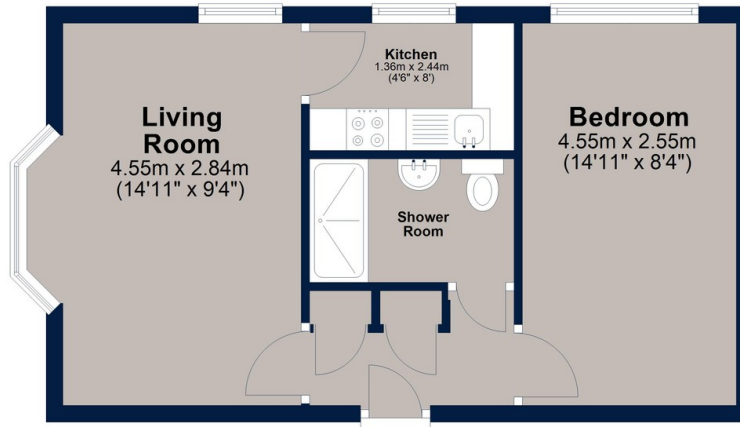




Torkington Gardens, Stamford

First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 36.4 sq. metres (392.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property.
Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

A meticulously modernised and beautifully presented, first floor, one-bedroom apartment, offered within an exclusive over-55s independent living environment. Features include access to well-maintained landscaped communal gardens, onsite laundry and a highly convenient location within walking distance of Stamford town centre.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements