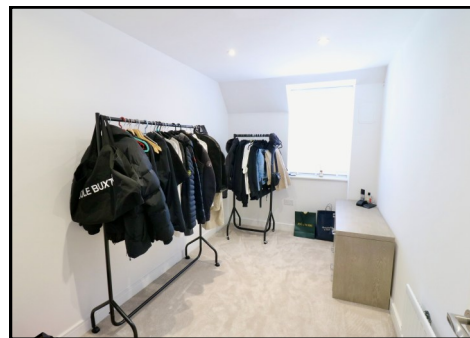




briggs residential

**FLAT 6, 1 SOVEREIGN WAY
STAMFORD PE9 2ZQ
OFFERS OVER £235,000**

LEASEHOLD



Ideally located on the edge of Stamford within easy access of local supermarkets and town centre amenities, this stylish two bedroom top floor apartment enjoys light and spacious accommodation and is approximately one year old. With an open-plan kitchen/dining/living area, integrated appliances, Juliet balcony, two bedrooms and a family bathroom, along with two allocated parking spaces, viewing is highly recommended.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

ENTRANCE HALLWAY

A spacious reception area with recess providing an ideal space for a study area, two large built-in storage cupboards, one housing the wall-mounted gas boiler, Karndean flooring and loft access.

KITCHEN/LIVING/DINING AREA 20'6 x 12'3 (6.24m x 3.72m)

A light and spacious room with Karndean flooring, Juliet balcony, custom installed media wall with contemporary integrated living flame fireplace and windows to front elevation. The kitchen area comprises a range of base and eye-level units with worktops over, electric oven, gas hob, integrated washer/dryer, integrated slimline dishwasher and integrated fridge/freezer.

BEDROOM ONE 12'4 x 9'11 (3.75m x 3.03m)

With radiator and window to front elevation.

BEDROOM TWO 12'3 x 7'2 (3.72m x 2.19m)

With radiator and window to side elevation.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower over and glass screen, pedestal wash-hand basin, WC, heated towel rail and Karndean flooring.

OUTSIDE

The property enjoys two allocated parking spaces and there is also a covered bicycle storage area. To the front and side of the property there are open green spaces and communal gardens. The extensive amenities of Stamford town centre are a short walk away.

Agent's Note: The property is leasehold and we have been informed by the current owner that there is approximately 124 years left of a 125 year lease and a service charge of approximately £100 per calendar month.

EPC RATING: B

COUNCIL TAX BAND: A (SKDC)

