



11 Charles Road, STAMFORD, Lincolnshire PE9 1HR

£140,000



\*\*\* GROUND FLOOR APARTMENT \*\*\* Situated close to local schooling and amenities, this ground floor apartment is offered with no onward chain. The accommodation briefly comprises an entrance hall, two double bedrooms with built-in wardrobes, a kitchen/diner, spacious lounge and a refitted shower room. Externally, the property enjoys access to a communal enclosed garden, with each apartment benefitting from its own brick-built storage shed. EPC Energy Rating C / Council Tax Band A.

### ENTRANCE HALL

Two storage cupboards, radiator and doors to:

### KITCHEN / DINER

4.60m x 2.89m max (15' 1" x 9' 6") (Approx) Fitted with a range of eye level and base units with worktops over. Electric oven, hob with extractor over. Stainless steel sink with inset drainer and swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Pantry cupboard with window, and further UPVC window.

### LOUNGE

5.39m x 3.64m max, 3.09m min (17' 8" x 11' 11", 10'01") (Approx) UPVC window, coving to the ceiling and radiator.

### BEDROOM ONE

4.32m including wardrobes x 2.88m (14' 2" x 9' 5") (Approx) UPVC window, built-in wardrobes, coving to the ceiling and radiator.

### BEDROOM TWO

3.40m x 2.79m (11' 2" x 9' 2") (Approx) UPVC window, built-in storage cupboard, coving to the ceiling and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level WC. Tiled floor and partial tiling to walls. Two UPVC windows.

### OUTSIDE

The property is approached via a partly lawned frontage with a pathway leading to the communal entrance, bordered by low-level walling with established planting and mature shrubs. Gated access provides entry to the shared communal garden.

Inside, the communal hallway offers a private storage cupboard for each apartment and access to the communal garden.

The enclosed communal garden is designed for low maintenance, being mainly laid to concrete and gravel, and features a brick-built storage shed for each apartment along with an additional smaller brick-built storage cupboard. The space is enhanced by areas of hedging, mature planting and established shrubbery.

### FLOORPLAN

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

### AGENT NOTE:

The lease is 125 years from 01/12/1985, with approximately 84 years remaining.

Ground rent is currently £10 p.a

Service charge is currently £259.91

Insurance is currently £167.06 p.a

