



8 Keble Court  
Stamford PE9 1JP



**KNIGHT**  
PARTNERSHIP



## *Welcome to* **Keble Court**

**FIRST TIME BUYER OR INVESTMENT OPPORTUNITY!!** This studio apartment is set in a tucked away position yet close to local amenities with good access to the town centre. Offering potential to improve and personalise.

This first floor studio apartment benefits from a generous open plan bed/ sitting room with plenty of built-in storage in the form of a double wardrobe offering hanging space, shelving and coat hooks. Off the living room is a kitchenette with space for two under-counter appliances and finally a bathroom with separate door to the WC. The bathroom is fitted with electric shower over the bath and extractor fan.

Outside there are communal gardens surrounding the property and non-allocated but ample, off road parking.

Estimated rental income of £450 pcm subject to cosmetic improvement, returning a great yield for the area

\*Long lease - 954 years remaining & the service charge is £460 per annum.





**Communal Entrance Hall**

**Lounge/bedroom**

15' 9" x 16' ( 4.80m x 4.88m )

**Kitchen**

8' 11" x 4' 6" ( 2.72m x 1.37m )

**Bathroom**

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.focalagent.com](http://www.focalagent.com)

## Welcome to Keble Court

- First Floor Studio Apartment
- Generous Bed/ Sitting Room
- Separate Kitchen and Bathroom
- Build-In Storage
- Off-Road Unallocated Resident Parking
- No Chain

Tenure: Leasehold EPC Rating: D

guide price

**£90,000**



This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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