



Wigmore place
Toplock meadows
Stamford

WELCOME TO WIGMORE PLACE



Welcome to Wigmore Place, situated on the edge of the historic Market Town of Stamford, Lincolnshire and within minutes' walk to two well-known Supermarkets. The centre of Stamford is renowned for its Friday market and individual boutique shops. A good bus service on your doorstep along with the train station only a short taxi ride away. Local U3A club and Lunch clubs plus much much more - all available to join in Stamford.



Wigmore Place is a collection of contemporary one and two bedroom over 55's apartments situated over three floors all with both lift or stair access for independent living in mind. All apartments come with a private Balcony or Patio.

Countryside views to the rear aspect along with a southfacing communal garden and allocated parking space to all apartments is included as well as an Intercom entry system for all apartments for added security and peace of mind.





OUR ONE BEDROOM
APARTMENTS



The delightful apartments are all fitted with high quality fittings throughout including Siemens appliances, dishwasher, fridge/freezer, fan oven, induction hob, microwave, and cooker hood. Silestone worktops compliment the shaker style units, with stainless steel sink, lever tap and Howdens Lamona boiling tap. There is underfloor heating to all areas, the bathrooms and ensembles have ceramic tiles and there are carpets to living areas and bedrooms.

For those who wish to have a little support at times, the *Tungsten Lifeline Vi system has been installed into all apartments - ready to be activated when you feel the need.

*Support provided by third party under individual resident licensing agreement. This is not part of your service charge. Further information on request.



One Bedroom apartments are available on all three floor and accessed via a wide communal corridor. Enter your chosen apartment into a bright hallway, with access to your sitting / dining room, spacious double bedroom, utility cupboard and bathroom. Your sitting room has French doors opening out to your very own courtyard. Off your sitting room is a small but very well fitted kitchen with all the appliances you can dream of. Your traditional fully tiled bathroom with bath and shower over, glass shower screen, inset basin and concealed cistern W/C. The bedroom has plenty of room for either a double bed or two singles. To complete your apartment, they is a utility cupboard with plumbing for a washing machine and storage for your Hoover and ironing board etc.





OUR TWO BEDROOM
APARTMENTS



The delightful apartments are all fitted with high quality fittings throughout including Siemens appliances, dishwasher, fridge/freezer, fan oven, induction hob, microwave, and cooker hood. Silestone worktops compliment the shaker style units, with stainless steel sink, lever tap and Howdens Lamona boiling tap. There is underfloor heating to all areas, the bathrooms and ensuites have ceramic tiles and there are carpets to living areas and bedrooms.

For those who wish to have a little support at times, the *Tungsten Lifeline Vi system has been installed into all apartments - ready to be activated when you feel the need.

*Support provided by third party under individual resident licensing agreement. This is not part of your service charge. Further information on request.

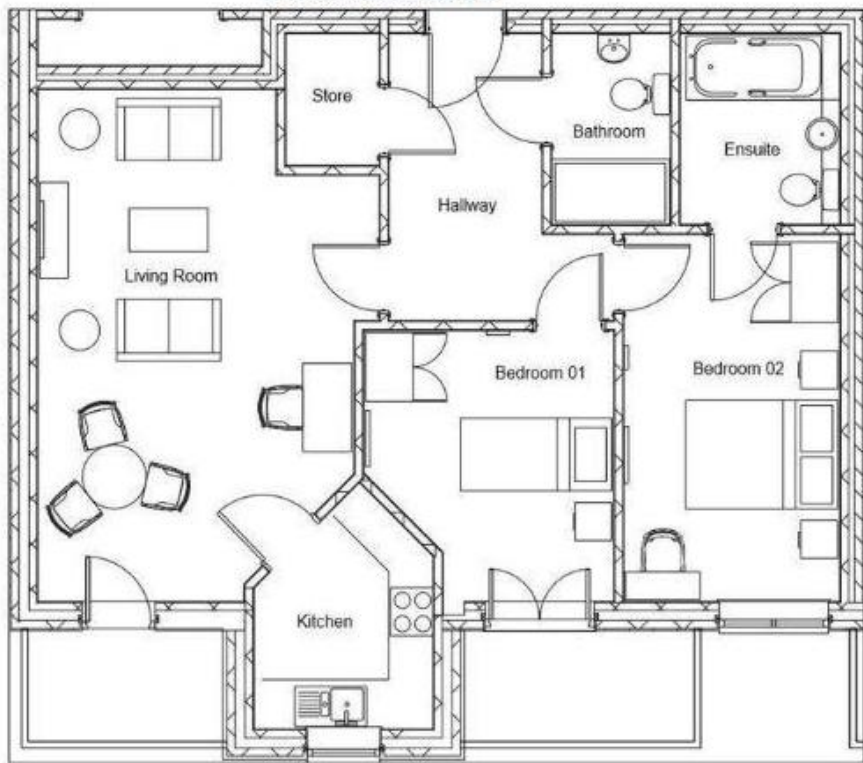


Two Bedroom apartments are also available on all three floors and accessed via a wide communal corridor. Enter your chosen apartment into a bright hallway, with access to your sitting / dining room, and two spacious bedrooms, utility cupboard and wet room.

Your sitting room has French doors opening out to your very own balcony. Off your sitting room is a small but very well fitted kitchen with all the appliances you can dream of. A fully tiled wet room is accessed off the hallway and includes an inset basin and concealed cistern W/C. The principal bedroom has plenty of room for either a double bed or two singles and boasts an en-suite which is again fully tiled with bath and shower over, glass shower screen, inset basin and concealed cistern W/C. Your second bedroom would also make a lovely craft room, dining room or snug as this also benefits from French door leading out on to your balcony. To complete your apartment, there is a utility cupboard with plumbing for a washing machine and storage for your Hoover and ironing board etc.



Two bedroom



Entrance hall - 6'4" x 12'2" + 3' x 3'7"

Utility cupboard - 4'4" x 5'6"

Wet room/shower - 4'11" x 7'9"

Lounge - 13'11" x 20'10"

Kitchen - 7'3" x 9"

Bedroom 1 - 8'10" x 15'

Ensuite 6'5" x 8'2"

Bedroom 2 - 10'6" x 11'3"

*please note all measurements are approximate

Wigmore place Toplock meadows Stamford

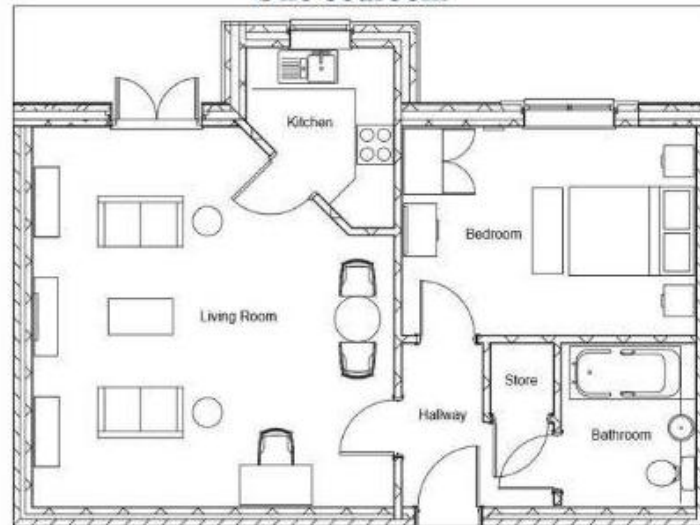


Maria Johnson
Stamford branch manager



7 Red lion street
Stamford
Lincolnshire
PE9 1PA
01780 769269

One bedroom



Entrance hall - 4'44 x 8'6" + 3'9" x 4'1"

Utility cupboard - 3'4" x 3'9"

Bathroom - 6'6" x 19'2"

Lounge - 18'5" x 19'2"

Kitchen - 7'2" x 8'10"

Bedroom - 14'10" x 10'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	B4	B4
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991 Property details herein do not form part of all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.