



A garden flat within a Victorian Villa

2 Clare Lodge, First Drift, Wothorpe, Stamford, Lincolnshire PE9 3JL

Leasehold (with a share of the Freehold)



Two reception rooms * Kitchen/breakfast room *
Two En Suite bedrooms * Bathroom * Garage *
Private garden * Communal grounds

About Flat 2

Clare Lodge is a Grade II Listed Victorian Gothic house of 1850, which is now four separate dwellings, in Wothorpe, on the southern outskirts of Stamford, within a mile's walk of Stamford Junior School, The George Hotel and the railway station.

Flat 2 is a ground floor garden flat, with a south facing garden and north facing courtyard. Largely oak floored, the sitting and dining rooms have high ceilings and mullioned windows. The kitchen has a fitted suite with breakfast bar and study area, whilst both double bedrooms have fitted wardrobes and either en suites shower rooms or bathrooms.

General Information:

Tenure: Leasehold for 200 years from 25 December 1985. The Freehold is owned by the Clare Lodge (Wothorpe) Management Company, which is owned by the leaseholders. Management fees are currently £1600/annum, incorporating building and gardening maintenance and ground rent.

Local Authority:

Peterborough City Council. Council Tax Band E.

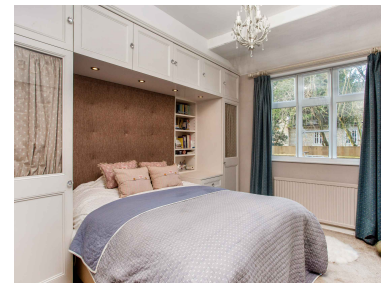
Energy Performance

Certificate (EPC):

Exempt

Date of Photography &

Particulars: January





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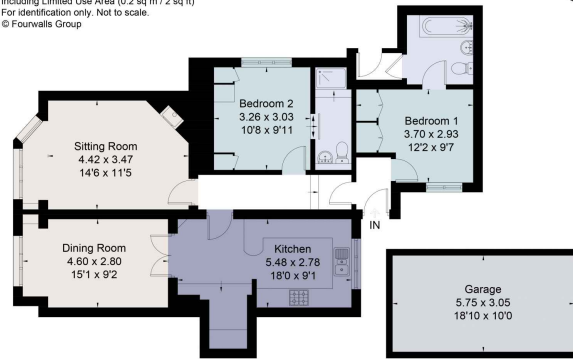
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Approximate Area = 92.3 sq m / 993 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 109.8 sq m / 1181 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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