



Flat 3, Weston House, Stamford, Lincs, PE9 2AN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This well presented modern first floor apartment is conveniently situated within walking distance of Stamford town centre and very well positioned for access to the train station, A1 and A43.

The property comprises a large open plan living room/kitchen with integrated appliances, one double bedroom and a shower room, all located on the first floor.

£725 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Town Centre Location
- One bedroom apartment
- Good sized living space
- Holding deposit: £167
- Council Tax: A EPC: B

- Close to A1, A43 and train station
- Located on the first floor
- AVAILABLE JULY 2024
- Deposit: £836

ACCOMMODATION:

Living/Kitchen
4.06m x 5.13m max (13'3" x 16'9" max)

Bedroom
3.25m x 2.84m (10'7" x 9'3")

Ensuite
0.79m x 2.31m (2'7" x 7'6")

Agent note



FLOOR PLAN:

Ground Floor

