



Flat 3, 3 St Pauls Street, Stamford, PE9 2BE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	62
(21-38) F	40
(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	55
(21-38) F	35
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Located very centrally to Stamford town centre is this large one bedroom apartment, benefitting from full modernisation throughout.

The accommodation comprises of entrance hall, large double bedroom, family bathroom with shower over bath, large sitting room and kitchen with built in cooker. The property further benefits from gas central heating.

£750 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.

- Located very centrally
- Well presented throughout
- Modern kitchen and bathroom
- EPC - TBC Council tax - A

- Good size lounge/diner
- Second floor apartment
- Close to amenities
- Deposit - £865 Holding deposit - £173



ACCOMMODATION:

Entrance Hall

Kitchen

3.20m x 4.34m (10'5" x 14'2")

Living Room

4.67m x 5.11m (15'3" x 16'9")

Bedroom

4.67m x 2.54m (15'3" x 8'3")

Bathroom

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io