



**TO LET – FLAT 11A RED LION SQUARE**

STAMFORD, LINCOLNSHIRE, PE9 2AQ



## 11A RED LION SQUARE, STAMFORD, LINCOLNSHIRE, PE9 2AQ

This one bedroom first floor flat located in the town centre offers convenient access to local amenities and is a short distance from Stamford Train Station.

### THE PROPERTY

#### Bedroom

Fitted carpet, neutral walls and built in wardrobe.

#### Kitchen/Lounge

Wood effect flooring, neutral walls and tiled splash backs to kitchen area, fitted base and wall units with integrated hob and oven. Space and plumbing for washing machine and space for fridge.

#### Shower Room

Vinyl flooring, neutral walls with tiles splash backs, hand basin, WC and shower.

#### EPC

Rated E

#### RENT

£700 per calendar month, payable monthly in advance by standing order. The rent is inclusive of the cleaning of the communal staircase.

### AVAILABILITY

Available 1<sup>st</sup> May 2025

### OUTGOINGS

All utilities and Council Tax (Band B).

### TERMS

To be let for an initial term of 12 months unfurnished, except for carpets and floor coverings.

Landlord to maintain structure and exterior.

### CHARGES

The tenant will be required to pay a deposit of £800 prior to the tenancy commencing. Returnable to the Tenant on satisfactory termination of the tenancy.

### LOCAL AUTHORITY

South Kesteven District Council

### COUNCIL TAX

Band B

### CONTACT

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