



## To Let – Flat 11C Red Lion Square

Stamford, Lincolnshire, PE9 2AQ





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

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

### THE PROPERTY

Flat 11C is decorated tastefully throughout, with fitted carpet in the bedroom, wood-effect flooring in the living space and vinyl flooring in the shower room and neutral walls.

There are built in wardrobes in the bedroom, and a modern kitchen area, with fitted base

and wall units, plus an integrated hob and oven.

There is space and plumbing for a washing machine, and space for a fridge.

The shower room includes a toilet, sink and electric shower.

### EPC

Rated D.

### RENT

£600 per calendar month, payable monthly in advance by standing order. The rent is inclusive of the cleaning of the communal staircase.

### AVAILABILITY

Available 7<sup>th</sup> July 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 £690 prior to the tenancy commencing. Returnable to the Tenant on satisfactory termination of the tenancy.

### LOCAL AUTHORITY

South Kesteven District Council

### COUCIL TAX

Band B

### CONTACT

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