



46 Phillips Court
, Stamford, PE9 2EE

£795 PCM

Richardson

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, Stamford, PE9 2EE

With an allocated parking space and situated a short walk from the station, the town centre and Burghley Park this well presented top floor apartment is in a tucked away location just across the river & the town bridge . Within a purpose built development in a block of only 5 other apartments with a security entry phone system the apartment has undergone recent modernisation with modern panel electric radiators, refitted kitchen units with pantry cupboard and bathroom. The entry phone system gives access to the communal stairwell and the second floor with a private front door leading into the reception hall of the apartment. The hall gives access to the lounge/diner, kitchen, bathroom with shower over bath, and the double bedroom with views towards Burghley Park.

Entry to the apartment block is via a secure front door which provides access to an inner communal area. From the apartment the intercom system can activate the outer door to allow guests entry.

Entrance hall

Neutral decor and carpeted

Lounge/diner

13'7" x 10'11" (4.16m x 3.34m)

Neutral decor and carpeted, Double glazed window to the front aspect

Kitchen

10'5" x 5'3" (3.18m x 1.62m)

With modern wall and base cabinets, electric cooker, tiled flooring

Bathroom

Refitted bathroom, shower over bath, neutral decor and tiled flooring

Bedroom

13'7" x 10'0" (4.16m x 3.06m)

Neutral decor and carpeting. Double glazed window to rear aspect.





External details

Well maintained communal areas with allocated parking space for the apartment as well as visitors spaces.

Council Tax

South Kesteven Council. Tax Band B

Viewings

Strictly by appointment with Richardson 01780 758000

Services

Mains water, electricity and drainage are connected

Tenure

The property is available on an Assured Short Hold Tenancy Agreement as specified under the Housing Act 1988 and amended under the Housing Act 1996 for a minimum term of one year.

Rent

Rent is payable monthly in advance by standing order.

Deposit

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

EPC

EPC Band C

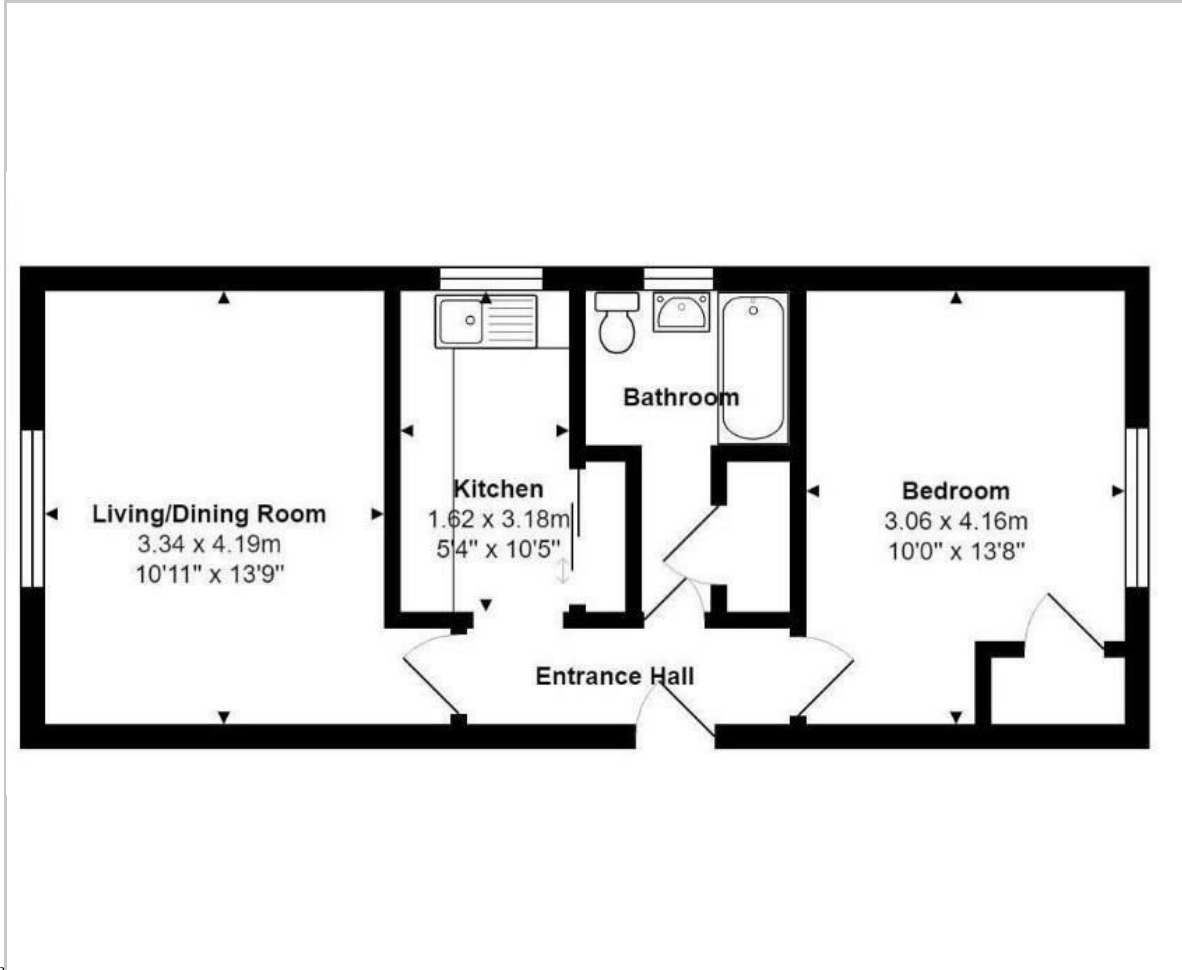
BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - O2

Broadband types available - Standard, Superfast & Ultrafast

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
D	63	

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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

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