

Richardson

12 St. Mary's Hill,
Stamford, PE9 2DP

LETTINGS SPECIALISTS

TO LET

£1,345 PCM



- 1st Floor Apartment
- 2 Double Bedrooms
- Open Plan Living / Kitchen / Diner
- 2 Bathrooms inc Ensuite
- Central Stamford Location
- Fully Furnished
- Parking available
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This super 2 double bedroom, modern, fully furnished apartment is ideally located in the heart of Stamford. Only a short walk will take you into the town centre, where there are excellent shopping facilities and plenty of independent cafes and restaurants. Stamford is within easy access of the A1 with connections to other major road networks. The train station is only a 5 minute walk across the delightful Stamford Meadows and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

DESCRIPTION

Tasteful furnishings and modern fixtures including the benefits of Googlenest, make this the perfect home! Entering through the communal area to the rear of the property, this spacious first floor fully furnished apartment consists of a large open plan living room and kitchen with loads of natural light through the 3 large front windows, with views towards St Mary's Church and the Town Hall. 2 double bedrooms each with their own bathroom complete this super apartment. . Permit parking is available.

ACCOMMODATION

ENTRANCE AND HALLWAY

With hard wood flooring and beech wood doors throughout, the generous entrance and hallway provide access to the main living space, both bedrooms and to the "Jack and Jill" shower room off the 2nd bedroom.

OPEN PLAN LIVING/ KITCHEN/DINER 14'2" x 17'9"

The main living area has a lovely airy feel to it with 3 large sash windows providing lots of natural light and great views of St Mary's Hill. There is room for a designated dining area and the kitchen space is fitted with gloss floor and wall mounted units providing plenty of storage.

MASTER BEDROOM 13'0" x 11'10"

Steps lead down into the main double bedroom which has a generous storage cupboard and its own:

ENSUITE BATHROOM

Consisting of WC, cabinet mounted sink and bath with shower over.

BEDROOM TWO 13'9" x 9'6"

Another good sized double bedroom with access to:

JACK AND JILL SHOWER ROOM

Consisting of WC, cabinet mounted sink and shower.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band A.

SERVICES

Mains water, electricity and sewerage are connected.

BROADBAND

According to OFCOM:

Mobile networks available - O2

Broadband types available - Standard, Superfast & Ultrafast

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

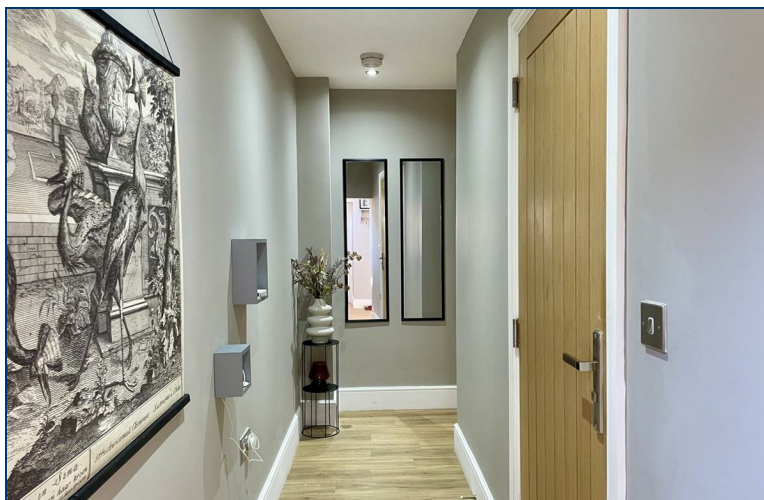
The rent is payable monthly in advance, by standing order.

DEPOSIT

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

VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000. Call us now for the opportunity to see this super apartment.





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