

Richardson

13 Chapel Court
Stamford
PE9 1EJ

LETTINGS SPECIALISTS

TO LET

£875 PCM



- Ground Floor Flat
- 2 Bedrooms
- Ensuite to Master Bedroom
- Great Views of Recreation Ground
- Walking Distance to Town
- Open Plan Kitchen/Diner
- Allocated Parking Space
- Long Term Let

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

This well presented ground floor 2 bedroom flat, has great views of the recreation ground, and is conveniently located just a short walk from the centre of Stamford. The town offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk 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

This ground floor flat is accessed via a secure communal access with a video intercom system. On entering the flat, there is plenty of built in storage space with a bathroom, 2 bedrooms and sitting room which leads into a modern kitchen/diner. It also benefits from a private allocated parking space.

ACCOMMODATION

Front door opening to reception hall area, intercom system, central heating thermostat, doors off to the bathroom, bedrooms and sitting room.

KITCHEN/DINING AREA 14'4" x 8'9"

Super open plan space which is well designed with windows to both sides to allow plenty of natural light. The kitchen area is fitted with a range of matching gloss units providing storage and work surface area and drawers in between with gas hob, extractor hood above and oven under. Under cupboard lighting, wall mounted gas fired boiler providing hot water and central heating system. There is ample space in the dining area for a good size table and chairs.

SITTING ROOM 17'11" x 12'5"

Good sized sitting room with 3 double windows, including a bay window, double storage cupboard with great views of the recreation ground.

BEDROOM ONE 11'8" x 9'8"

This main bedroom has a double fitted wardrobe and access to

ENSUITE 3'8" x 8'7"

Shower cubicle, fully tiled, w.c and pedestal hand basin. Wall mounted mirrored cabinet, heated towel rail.

BEDROOM TWO 12'8" x 9'1"

Double glazed window, again with views over the recreation ground. This room also benefits from a fitted double wardrobe.

BATHROOM 6'4" x 5'6"

Bath with shower over, fully tiled, w.c and pedestal hand basin. Wall mounted mirrored cabinet, heated towel rail.

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.

TENURE

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, O2 and Three, limited Vodafone

Broadband types available - Standard, Superfast & Ultrafast

COUNCIL TAX

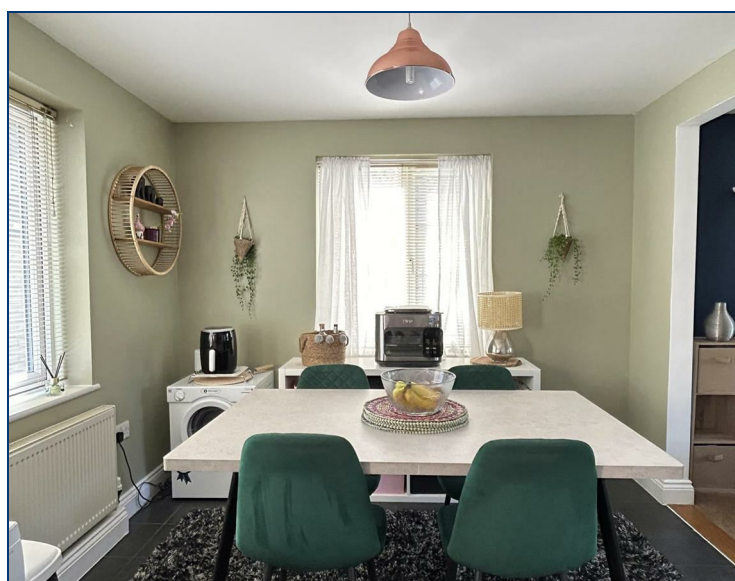
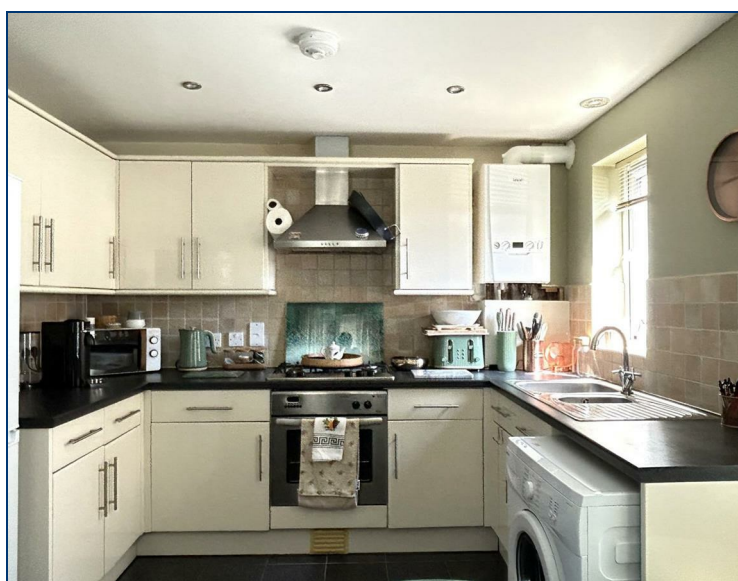
We understand from the Valuation Office Agency website that the property has a Council Tax Band B.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.