

Richardson

4 Cobblestone Yard,
Stamford, PE9 2RD

LETTINGS SPECIALISTS

TO LET

£950 PCM



- Detached Town Centre Apartment
- Private Patio
- 1 Bedroom/1 Bathroom
- Renovated to a High Standard
- Kitchen/Lounge
- Gas Central Heating
- Renovated Barn Conversion
- Energy Rating: C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

This lovely detached barn conversion situated in The Cobblestones Yard 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 5 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins travel time) with cross country connections to Birmingham and Stansted.

DESCRIPTION

The property comprises a one bedroom Barn Conversion finished to an very high standard. Cobblestone Yard has a secure, gated access offering excellent security.

ENTRANCE

Front door giving access to inner hallway.

KITCHEN/LOUNGE 15'10" x 9'3"

Open plan living area comprising kitchen/lounge. Contemporary Planar grey kitchen with pine effect worktop. Integrated fridge and stainless electric oven, gas hob and stainless extractor.

BEDROOM 15'9" x 9'0"

Oak floor to a large double size bedroom with window to front elevation and full height vaulted ceilings with exposed timber and conservation roof light.

BATHROOM 10'9" x 5'0"

Bathroom comprises a double shower with glass surround and Kubix chrome thermostatic mixer. Concealed cistern with wall hung soft close WC pan and semi recessed wash hand basin with chrome mixer tap. Anthracite towel rail.

EXTERNAL

Private patio laid with stone paving and astro turf garden area with shrub border.

SERVICES

Mains water, electricity, gas and sewerage are connected.

TENURE

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

COUNCIL TAX

Council Tax Band A

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.

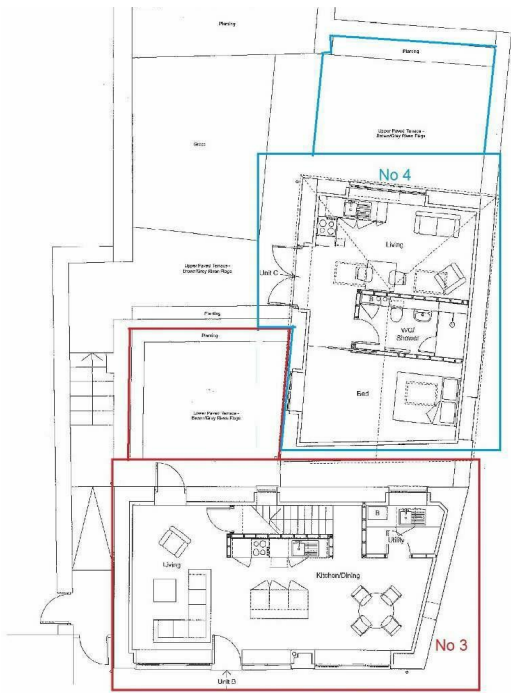
VIEWING

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

BROADBAND/MOBILE

According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is likely via 02 and limited via EE, Three and Vodafone.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(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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