



46 Phillips Court
, Stamford, PE9 2EE

£835 PCM

Richardson

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, Stamford, PE9 2EE

Ideally positioned 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 from 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 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.

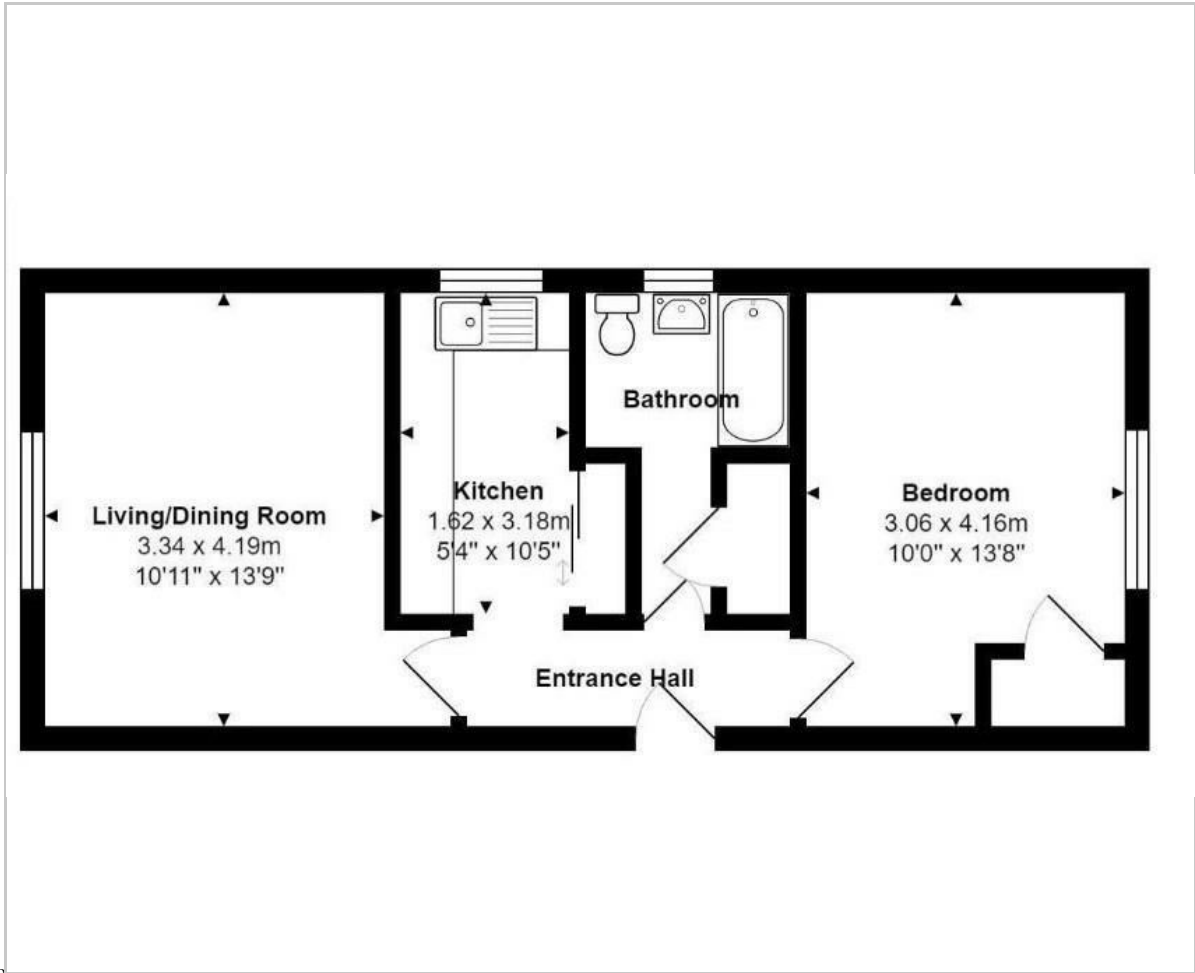
EPC

EPC Band C

BROADBAND/MOBILE

According to OFCOM:
Mobile networks available - O2
Broadband types available - Standard, Superfast & Ultrafast

Floor Plan



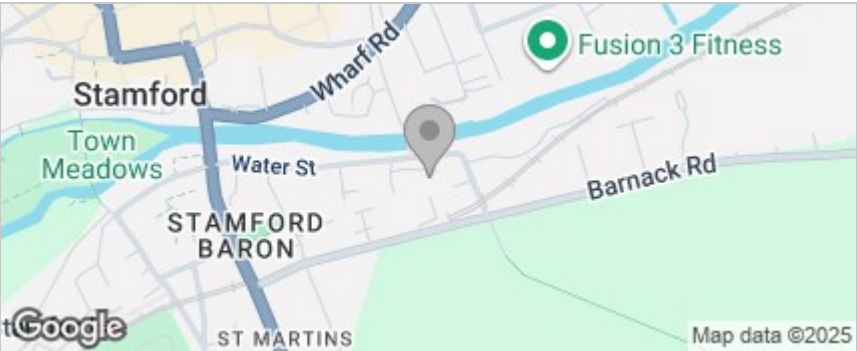
IMPORTANT NOTICE - Richardson for themselves and the vendors or Lessors of this property whose agents they are given notice that:

- 1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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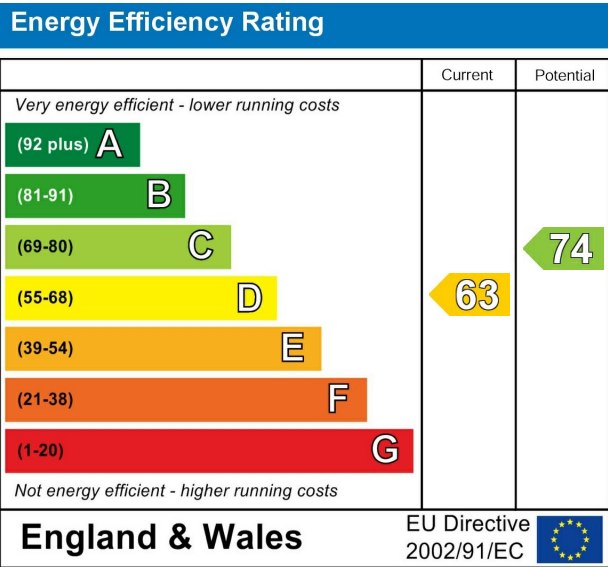
MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling 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.

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.

Area Map



Energy Efficiency Graph



Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

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