

Richardson

10 All Saints Mews,
Stamford, PE9 2PB

LETTINGS SPECIALISTS

TO LET

£895 PCM



- Ground Floor Apartment
- 2 Bedrooms
- Allocated Parking Space
- Dressing Room to Main Bedroom
- Town Centre Location
- Sitting Room and Seperate Kitchen
- Long Term Let
- Available Immediately

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This lovely ground floor apartment is conveniently located just a short walk from the very 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) with cross country connections to Birmingham and Stansted.

DESCRIPTION

Available at the start of October, this super 2 bedroom ground floor apartment is in a great town centre location. The property comprises of an entrance hall leading to a sitting room, kitchen, 2 bedrooms, inner hall and bathroom. There is electric heating throughout and the apartment also benefits from a private allocated parking space.

ACCOMMODATION:

ENTRANCE HALL

Access to the main living space is through a useful entrance hall, perfect for boots and shoes and hanging coats.

SITTING ROOM 16'6" x 10'11"

A lovely light and airy living space with the bay window to the front of the property and double window to side allowing plenty of natural light. The kitchen is accessed from this room.

KITCHEN 9'10" x 4'3"

Fitted with a range of base and wall mounted units there is ample storage available. A fridge and washer/tumble dryer are also provided.

BEDROOM ONE 10'8" x 9'3"

Another lovely light room with large bay window to the front. This bedroom benefits from a walk in dressing room (1.8m x 1.28).

INNER HALL

The inner hall houses the hot water tank, and an additional cupboard with shelf and hanging rail provides useful storage space.

BATHROOM 6'4" x 5'11"

Modern Walk in Shower cubicle. pedestal wash hand basin and low level WC. Heated towel rail. Tiled throughout.

BEDROOM 2 12'9" x 7'7"

Located at the rear of the property, the second bedroom is a useful space for guests and family or perfect as an office for working from home.

VIEWING

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

SERVICES

Mains water, electricity, and sewerage are connected.

BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast. Mobile availability is likely via O2, EE, Vodafone and Three.

COUNCIL TAX

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

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.

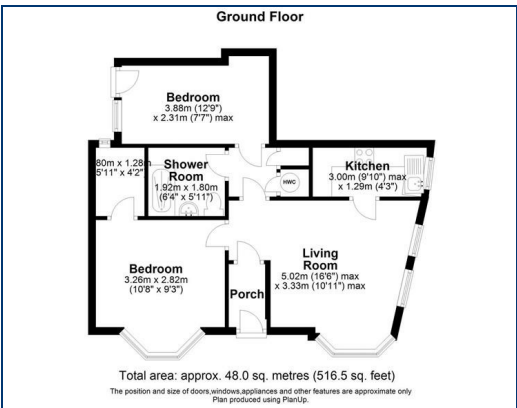
AGENTS NOTE

Under the Estate Agents Act of 1979 we hereby give notice that an employee of Richardson is the owner of the property.





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



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