



8 Rutland Terrace

Stamford, PE9 2QD

Recently renovated Ground Floor Studio Apartment, located within an impressive period property dating back to 1829 and views overlooking the Welland Valley. The town centre, train station and town meadows are all within a couple minutes walk. The apartment has been completely renovated with a Brand New Kitchen, Brand New Shower Room, Redecorated & New Flooring Throughout, and New Electric Heating System.

£695 PCM

8 Rutland Terrace

Stamford, PE9 2QD



- Immaculate Studio Apartment
- Brand New Kitchen
- Minutes From Town Centre & Train Station
- Recently Rennovated to High Standard
- Brand New Shower Room
- Available Immediately
- Beautiful Period Building
- Decorated & New Flooring Throughout
- Please Refer to Attached KFB For Material Information Disclosures

Communal Entrance Hall

Entrance Hall

4'3" x 6'3" (1.30m x 1.91m)

Living Room/Bedroom

14'6" x 12'5" (4.42m x 3.78m)

Kitchen

9'7" x 8'1" (2.92m x 2.46m)

Shower Room

12'11" x 5'10" (3.94m x 1.78m)

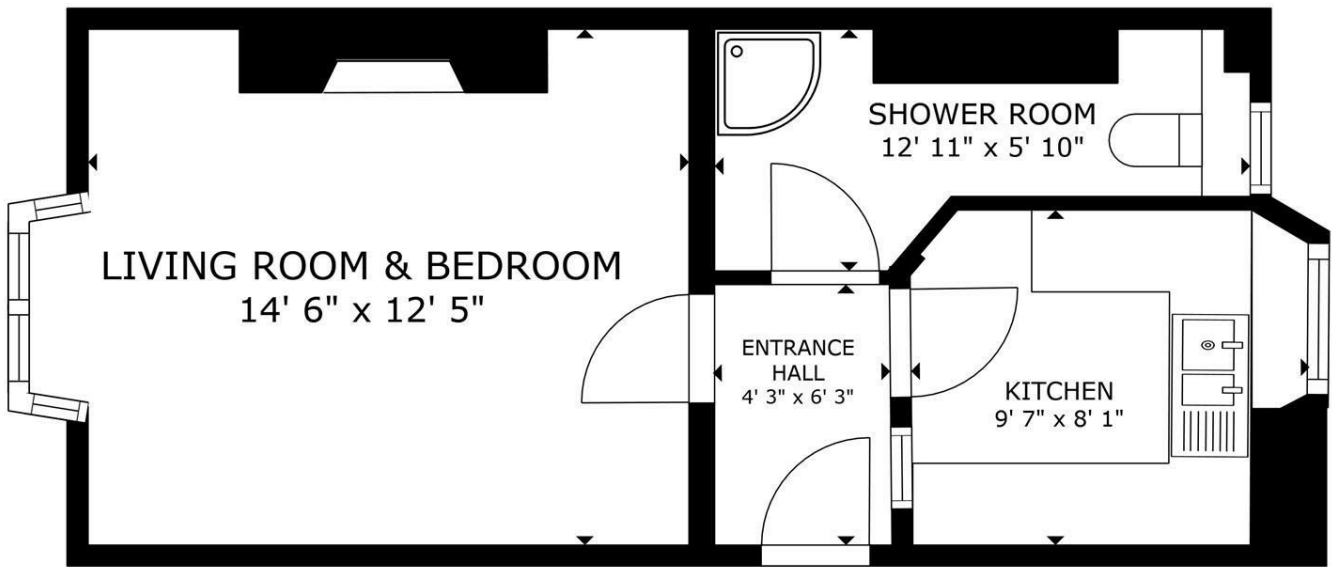


Directions

Please use the following postcode for Sat Nav guidance - PE9 2QD



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 359 sq.ft.
 TOTAL : 359 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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