



Phillips Court Stamford, PE9 2EE

The accommodation comprises: Communal Entry, Private Entrance Hall, open plan Living/Dining and Kitchen with lovely outlook towards the river, Bedroom and Bathroom. Outside, discretely situated round the back, there is a single allocated parking space for one vehicle as well as small lockable store under the archway for bins etc. Viewing recommended.

Agent Note:
Holding Deposit - £173
Security Deposit - £865
Local Authority - South Kesteven District Council
Council Tax Band - A
EPC Rating - C

£750 PCM

Phillips Court

Stamford, PE9 2EE



- Fully Refurbished 1 Bed Ground Floor Apartment Close to the Town Centre
- Open Plan Kitchen/Dining/Living Room
- EPC Rating C
- Brand New Bathroom - shower over bath
- Brand New Electric Heaters (remote control) & Washer/Dryer
- Lovely views to Front
- New Flooring Throughout
- Allocated Parking - 1 Space
- Please refer to attached Key Facts for Buyers Document for Material Information Disclosures & Head Lease Property Restrictions

Entrance

Kitchen/Living/Dining Room

14'7 x 9'1 (4.45m x 2.77m)

Bedroom

9'3 x 7'9 (2.82m x 2.36m)

Bathroom

6'2 x 6'7 (1.88m x 2.01m)

Off Street Parking - Allocated (1 Space as marked)

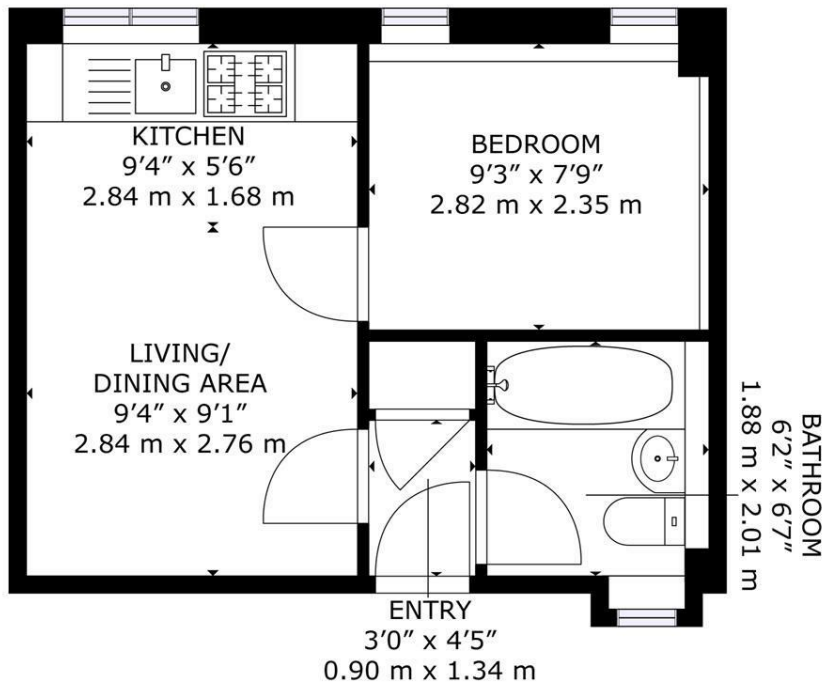


Directions

Please use the following postcode for Sat Nav guidance - PE9 3BX



Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 280 sq.ft, 26 m²
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		70	78
(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	