



## St. Marys Street Stamford, PE9 2DE

Town Centre 2 Bedroom Apartment with generous private garden to rear - completely refitted - Viewing a must. BRAND NEW KITCHEN, NEW SHOWER ROOM, NEW CARPETS (Ground Floor) and REDECORATION THROUGHOUT - GENEROUS GARDEN.

£1,295 PCM

# St. Marys Street

Stamford, PE9 2DE



- 2 Bedroom Maisonette with Large Enclosed garden to Rear
- Brand New Kitchen & Shower Room
- Private Access from St Marys Street
- Situated in the Centre of Stamford Town
- New Boiler
- EPC Rating D
- 26' Living/Dining Room with Exposed Stone Wall
- Redecorated throughout - New Carpets to Ground floor and Stairs
- Please see Key Facts for Tenants for Material Information Disclosures

## Entrance

12'3 x 5'4 (3.73m x 1.63m)

## Living/Dining Room

26'1 x 15'5 (7.95m x 4.70m)

## Inner Hallway

## Kitchen/Breakfast

15'5 x 15'3 max (4.70m x 4.65m max)

## Shower Room

6'6 x 5'9 (1.98m x 1.75m)

## WC

## Storage Cupboard

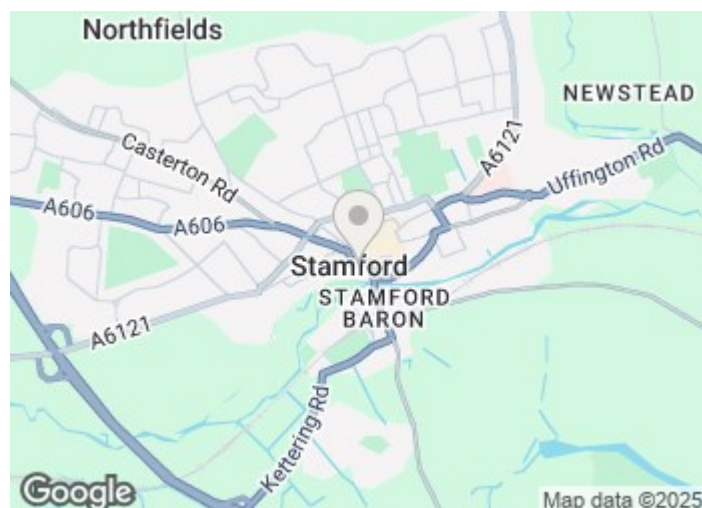
## Bedroom 1

14'1 x 10'2 (4.29m x 3.10m)

## Bedroom 2

14'1 x 11'8 max (4.29m x 3.56m max)

## Enclosed Rear Garden



## Directions

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





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 890 sq.ft. FLOOR 2 313 sq.ft.  
TOTAL : 1,203 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 firms 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	73
England & Wales		
EU Directive 2002/91/EC		