



## Riverside Place

Stamford, PE9 2DX

A generously proportioned two-bedroom top-floor apartment ideally situated in the heart of town, just a short stroll from the High Street and mainline Train Station. The property enjoys an enviable position with attractive views over the River Welland, and offers bright, well-presented living accommodation.

£1,195 PCM

# Riverside Place

Stamford, PE9 2DX



- 2 Bedroom Town Centre Apartment with River Views
- Walking Distance to Shops and Restaurants
- Available Mid November 2025
- Allocated Parking Space
- 2 Bedrooms & 2 Bathrooms
- Top Floor Flat
- Fully Fitted Kitchen - open plan to dining/living room
- EPC Rating C
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

## Entrance

### Open Plan Kitchen/Living/Dining Room

20'0 x 17'1 max (6.10m x 5.21m max)

## Bedroom 1

13'8 x 8'6 (4.17m x 2.59m)

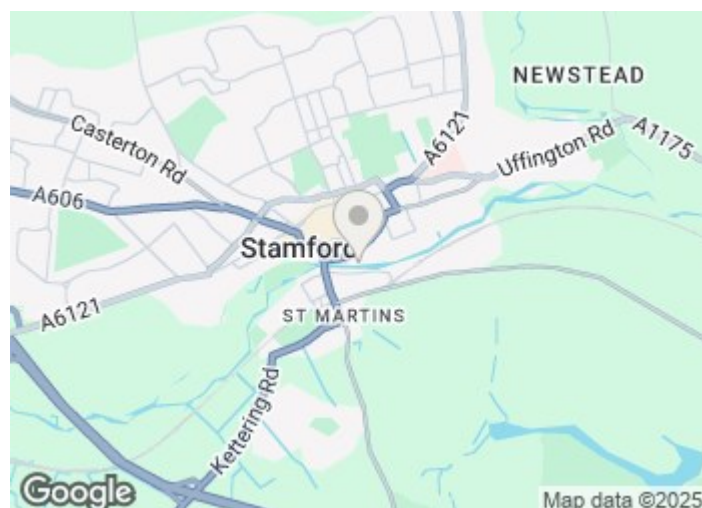
## Ensuite

## Bedroom 2

9'7 x 7'7 (2.92m x 2.31m)

## Bathroom

### Allocated Off Street Parking for 1 Car



## Directions

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

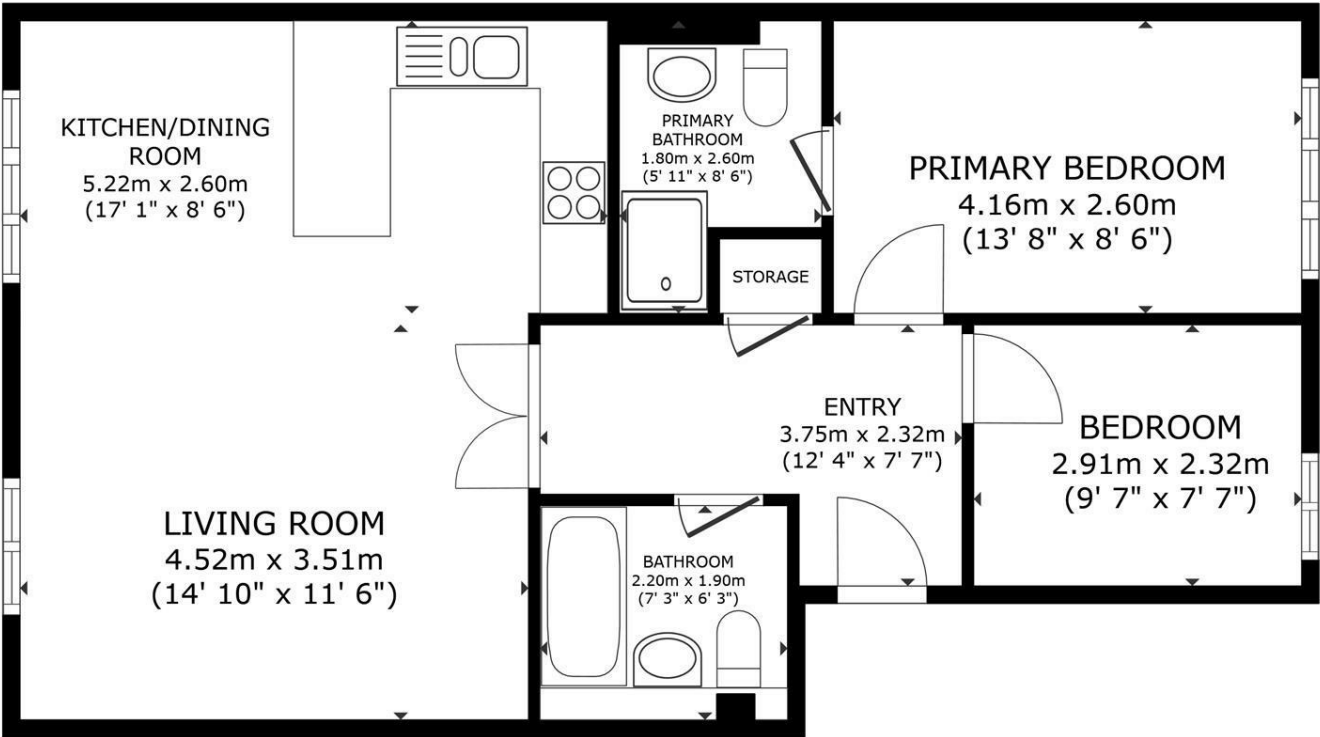




For the benefit and safety of all residents, we have found it necessary to produce a reminder of our House Rules, which are set out below. As well as helping to keep the areas clean and tidy, it also reduces the cost of looking after your estate, saving you money. We respectfully ask that these rules be observed at all times and thank you for your co-operation.

- **Halls, stairs and landings (including the top floor) are Fire Escape Routes.** These must be kept clear of all possessions at all times. All internal fire doors to cupboards and landings (where appropriate) should also be kept closed and any combustible/obstructing storage kept out of cupboards and off escape routes (in the interest of safety for all). Items left in these areas may be removed and disposed of without notice. See also 'Removal of rubbish' below.
- **The common areas are your home too.** If, say in winter, you bring mud onto the floor coverings, it only takes a moment to clean it. Don't wait for the cleaners' next visit. By then it will have spread throughout the common areas and into every apartment in the block.
- **Bicycles, scooters, baby buggies** belong outside, in bike stores if provided. The mess caused by bikes in halls and landings (mud, oil, handlebar marks, etc) significantly increases the cost of cleaning and redecoration, which you pay for. Bikes may be removed from common areas without further notice.
- **Removal of rubbish.** The refuse collectors will not take away dumped rubbish. That includes rubbish left in bin stores but not put into the correct bins/bags for recycling. Rubbish doesn't go away by magic or for free. Special contractors have to be arranged; they charge handsomely for their time and costs of disposing of what is effectively 'trade waste'.
- **Disposing of something big!** If you can't take it to the tip yourself, call the council and they will remove it (often for free) by arrangement. If you dump it in the estate, it will cost to remove. You may be re-charged for these costs.
- **Be secure.** Please keep the outer doors closed at all times. If they don't close properly, please inform us and we will get them fixed.
- **Flags and washing.** Flags and washing hung over balconies, out of windows and on makeshift lines doesn't do much for the aesthetic appeal of the estate. Please refrain.
- **Escape of water.** It is essential that you know where your stop taps are located, in the event that your water needs to be switched off. Water damage is the most common source of insurance claims within residential property, many of which can be reduced in severity or prevented. The more insurance claims the development makes, the higher the premiums will be in future. In addition, regularly check the mastic bead around shower trays and bath tubs to ensure they are sealed. Finally, if you leave your property for any significant length of time (holiday, travel etc), turn your water off to prevent the risk of flooding.
- **Quiet enjoyment.** You live in a communal environment and you will often have neighbours surrounding your property. Please respect other residents within the block and

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 65.2 sq.m. (702 sq.ft.)  
TOTAL : 65.2 sq.m. (702 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) A		
(81-91) B		
(69-80) C	80	80
(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		