



## St. Marys Street Stamford, PE9 2DS

A traditional first floor two bedroom flat, tucked down a cobbled path in the heart of Stamford's town centre offering easy access to the many local shops, amenities, bars and restaurants.

£880 PCM

# St. Marys Street

Stamford, PE9 2DS



- Town Centre 2 Bedroom Flat
- Open Plan Kitchen/Living Area
- Available End of January 2025
- Water Rates Included In Rent
- 2 Generous Double Bedrooms
- EPC Rating E
- Close to Town Centre and Train Station
- Character Features & High Ceilings

## Entrance Hall

## Living Room

19'8" x 10'2" (6.0 x 3.12)

## Kitchen

14'7" x 4'9" (4.45 x 1.47)

## Bedroom 1

15'3" x 13'8" (4.65 x 4.17)

## Bedroom 2

13'5" x 16'2" (4.1 x 4.95)

## Bathroom



## Directions

Please use postcode PE9 2DS for Sat Nav assistance



## Floor Plan

FIRST FLOOR FLAT 76.65 sq. m.  
( 825.04 sq. ft. )



TOTAL FLOOR AREA: 76.65 sq. m. ( 825.04 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no warranty can be given for any error or omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         | 70        |
| (55-68) D  |                         |           |
| (39-54) E  |                         | 47        |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |