



4a Ironmonger Street, Stamford
£875 pcm

 **NEWTON FALLOWELL**

4a Ironmonger Street

Stamford

Situated in the very heart of Stamford within a Grade II Listed property, this apartment offers an exceptional opportunity for those seeking a convenient town centre lifestyle. Ideally suited for a single occupier or professional, the property features a spacious double bedroom, as well as a versatile second room that can be used as a home office or occasional bedroom. The lounge/diner provides a comfortable space for relaxing or entertaining, while the breakfast kitchen offers ample room for culinary pursuits. The property qualifies for the residents parking permit scheme (subject to application), making parking in this central location both straightforward and convenient. Available for long term tenancy, this apartment is offered with the option of an alternative deposit scheme (please ask for further details). Early viewing is highly recommended to fully appreciate the quality and position of this attractive home.

The apartment enjoys a prime position within Stamford's vibrant town centre, placing a wealth of amenities, boutique shops, cafes, and restaurants quite literally on your doorstep. The property itself does not have a private garden or outdoor seating area, but residents will find themselves just a short stroll from the picturesque Meadows, Burghley Park, and the tranquil banks of the River Welland. These green spaces provide the perfect setting for leisurely walks, picnics, or outdoor exercise. With excellent transport links nearby, including Stamford railway station and major road networks, this apartment offers not only an enviable location but also easy access to the wider region. This is a rare opportunity to enjoy the very best of 'Stamford living', with the added convenience of town centre amenities and beautiful open spaces all within easy reach.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Entrance Hall

9' 1" x 5' 3" (2.78m x 1.61m)

First Floor Landing

8' 4" x 7' 5" (2.53m x 2.27m)

Living Room

15' 9" x 10' 3" (4.79m x 3.12m)

Dining Area

6' 8" x 5' 1" (2.03m x 1.54m)

Breakfast Kitchen

11' 3" x 10' 2" (3.42m x 3.10m)

Bedroom One

10' 10" x 9' 3" (3.30m x 2.83m)

Bathroom

8' 10" x 7' 1" (2.68m x 2.15m)

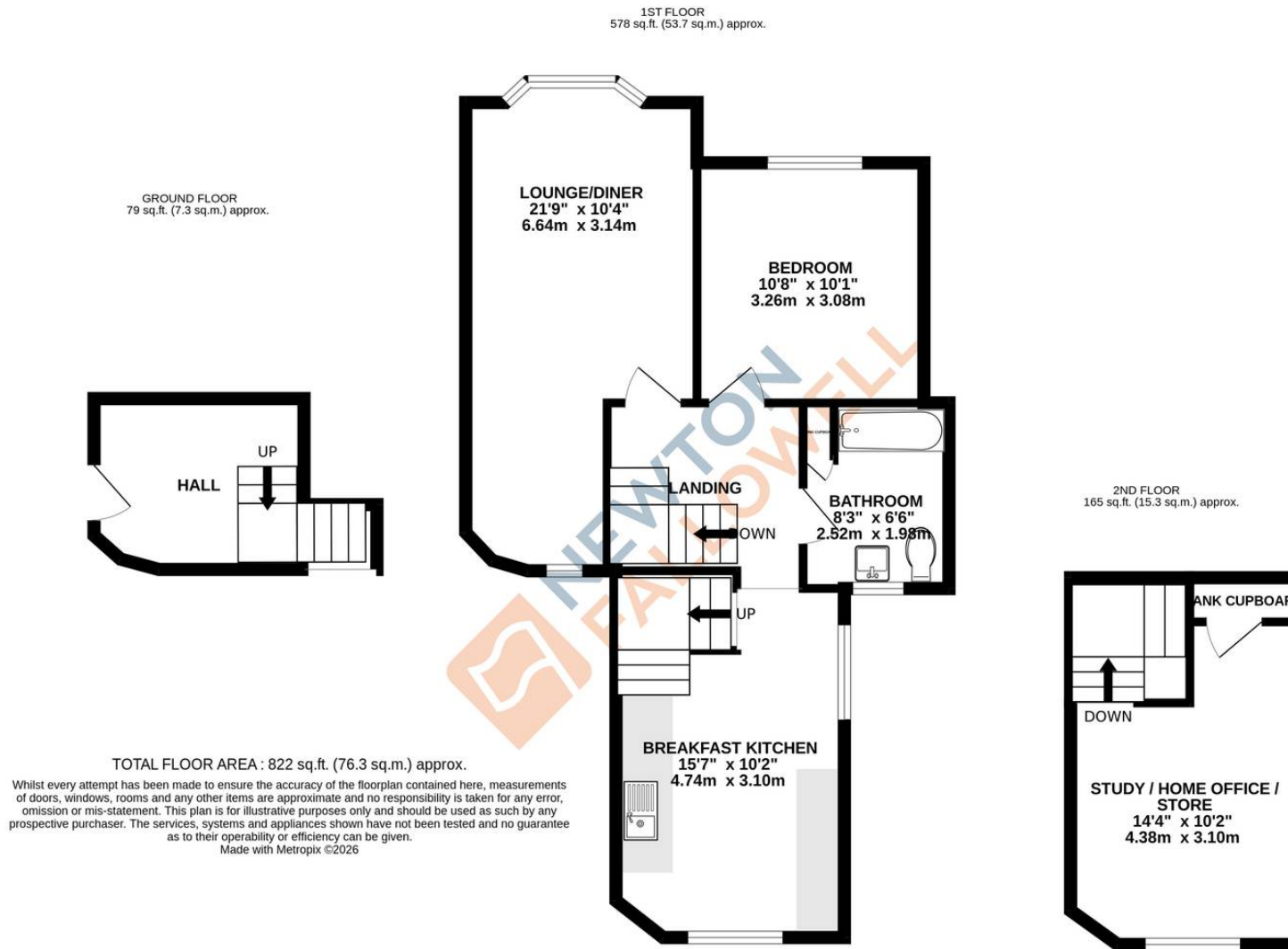
Second Floor Room/Home Office

10' 7" x 9' 2" (3.23m x 2.79m)

Agent Note:

The electricity to the flat is fed from the commercial unit below. There is a sub meter within the property which will be read quarterly. Initially a monthly set charge of £75 per month has been allocated which will be reviewed each quarter based on usage. See agent for further details.





Newton Fallowell - Stamford

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