

Richardson

2 Newtown Court
Stamford
PE9 2NL

LETTINGS SPECIALISTS

TO LET

£1,295 PCMX



- Contemporary First Floor Apartment
- Own Private Entrance and allocated parking
- One of the largest properties on the Development
- Walking distance of Burghley Park
- Walking Distance to Town
- 2 Bedrooms and Balcony with southerly aspect
- Open Plan Living/Kitchen/Dining
- Small enclave of only 11 Apartments

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

This well presented 2 bedroom apartment, has great views of Burghley Park, and is conveniently located just a short walk from the centre of Stamford. The town offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

DESCRIPTION

Situated within an exclusive development of only 11 Apartments, this light airy first floor Apartment offers spacious and well planned accommodation which also benefits from gas fired central heating. The position is ideal within 200 yards of the entrance to Burghley Park and only a 10 minute walk into Stamford town centre, some of it along the river.

This contemporary apartment has its own private entrance with stairs leading to the first floor with a large picture window over allowing plenty of natural light. On the landing area there is a useful built in storage cupboard, 2 bedrooms and bathroom. The open plan kitchen/living/dining area, sliding patio doors give access to a balcony and outdoor seating area. This has a southerly aspect with views to towards Burghley Park.

The Apartment also benefits from an allocated parking space and bike store.

ACCOMMODATION

Glazed front door opening to entrance area with staircase leading off to the first, with picture window over allowing plenty of natural light. Reception hall area with large built in double storage cupboard, radiator, central heating thermostat, doors off to the bedroom, bathroom and opening through to

KITCHEN/LIVING/ DINING 6.75(6.76) x 4.50 overall (22'2" x 14'9" overall)

Superb open plan space which is well designed with picture windows to the front to allow plenty of natural light. The kitchen area is comprehensively fitted with a range of matching gloss units providing storage and work surface area and drawers in between with gas, hob, extractor hood above, oven under, built in fridge freezer, built in washing machine, low voltage spot lighting, concealed wall mounted gas fired boiler providing hot water and central heating system.

LIVING/ DINING AREA

Radiators, tv point, sliding patio doors giving access out to the outside balcony and seating area.

BEDROOM 1 3.74(3.73) x 2.80(2.79) (12'3" x 9'2")

Double glazed window to the rear, radiator.

BEDROOM 2 3.24(3.25) x 2.65(2.64) (10'8" x 8'8")

Double glazed window to the rear, radiator, access to loft space.

BATHROOM 2.65(2.64) x 1.68 (8'8" x 5'6")

P-shape bath with mixer taps and shower attachment, w.c and pedestal hand basin, heated towel rail, double glazed window to the side, shaver point, light.

EXTERNAL

From the Living/Dining area sliding patio doors give access to a balcony which has a southerly aspect with seating area and railings. Allocated parking by the front door to the Apartment and bike storage area.

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band B.

RENT

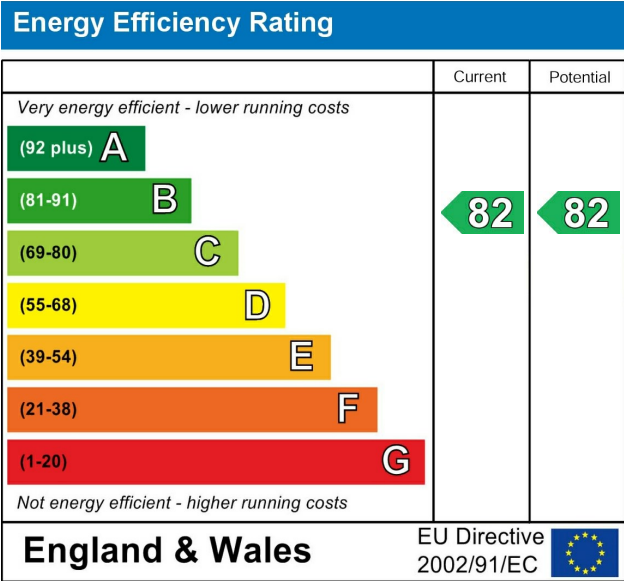
The rent is payable monthly in advance, by standing order.

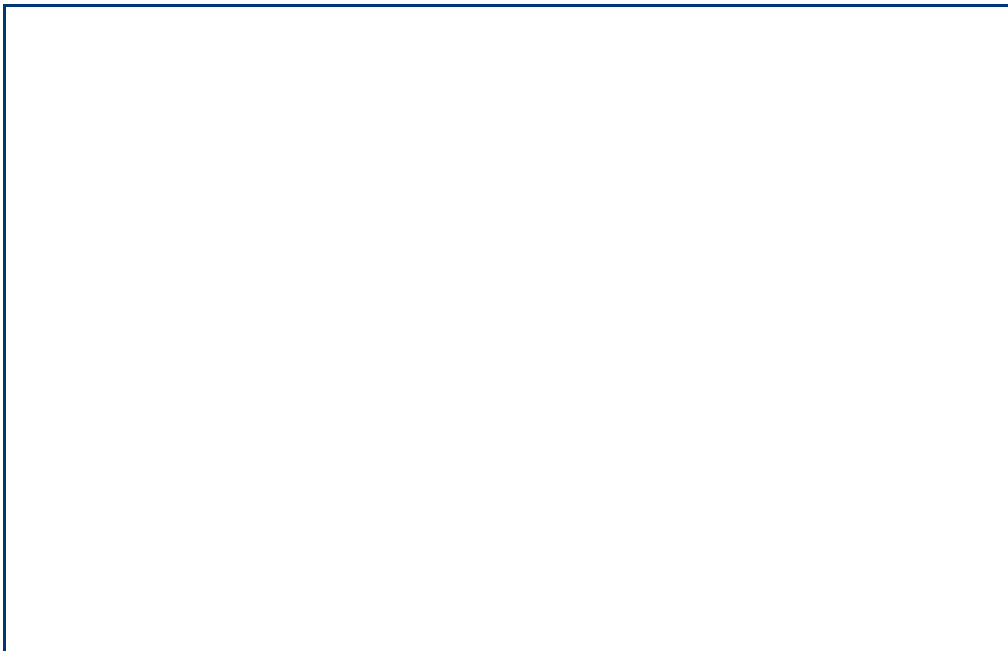
DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

BROADBAND/MOBILE

According to OFCOM:
Mobile networks available - EE (variable indoors), O2, Three, Vodafone (outdoors)
Broadband types available - Standard, Superfast & Ultrafast





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