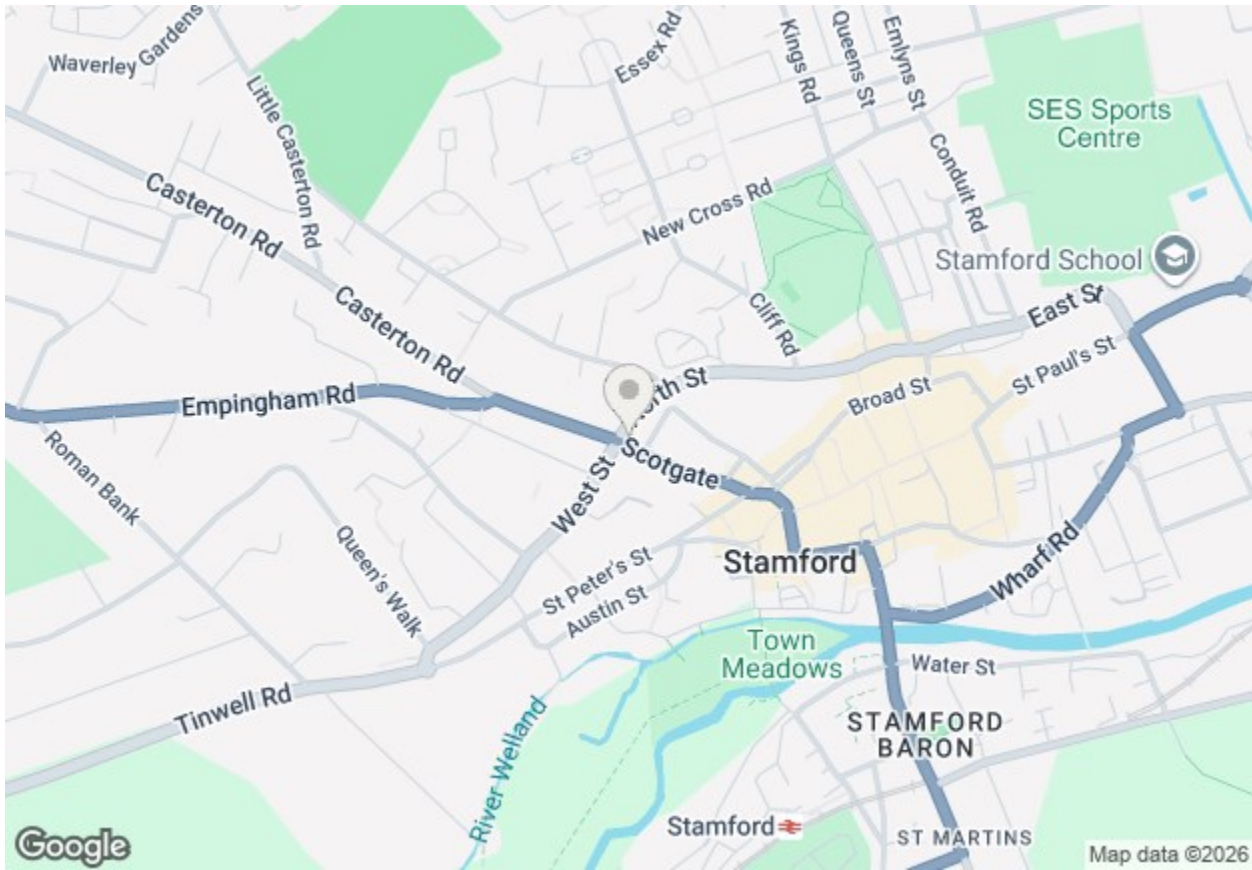




62A Scotgate, Stamford, PE9 2YB

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This neutrally decorated 2-bedroom flat is to let in the attractive market town of Stamford, offering a practical base within easy reach of local amenities.

Inside, the property provides a comfortable layout with a lovely bright reception room and a refitted shower room, offering a simple and functional living space that's easy to make your own. There is a generous main bedroom and a further single bedroom, ideal for a home office space. Having been redecorated and recarpeted throughout, the apartment is offered to market in great condition.

Stamford is well known for its historic stone buildings, independent shops and popular cafés clustered around the town centre. From the flat, you'll have convenient access to the town's high street, where you'll find everyday essentials, places to eat and drink, and regular markets. Nearby green spaces such as the Meadows along the River Welland provide pleasant spots for walking and relaxing.

Public transport is well served by **Stamford railway station**, which offers regular services to Peterborough, Leicester and Birmingham. Journeys to Peterborough can take around 15–20 minutes, with onward fast connections to London and the north. Local bus routes also link Stamford with surrounding villages and nearby towns, making commuting or exploring the area straightforward.

£795 PCM

- Town Centre Location
 - Two bedrooms
 - Living room with views over Scotgate
 - EPC: D Council Tax: A
- Fully redecorated and recarpeted
 - Modern shower room
 - Close proximity to amenities
 - Deposit: £917 Holding deposit: £183

ACCOMMODATION:

Entrance Hallway

Kitchen

3.53m narrowing to 1.68m x 2.87m narrowing to 0.66 (11'7 narrowing to 5'6 x 9'5 narrowing to 2'2)

Living Room

5.13m max x 3.99m max narrowing to 2.06m (16'10 max x 13'1 max narrowing to 6'9)

Bedroom

5.28m max x 3.02m max (17'4 max x 9'11 max)

Bedroom

3.02m max x 2.36m narrowing to 1.68m (9'11 max x 7'9 narrowing to 5'6)

Shower Room

FLOOR PLAN:

