

Richardson

LETTINGS SPECIALISTS

Flat 4 Chapel Court
Stamford
PE9 1EJ

TO LET

£850 PCM



- First Floor Flat
- 2 Double Bedrooms
- Open Plan Living/Kitchen
- Great Views of Recreation Ground
- Walking Distance to Town
- Secure Video Intercom System
- Allocated Parking Space
- Long Term Let

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

Location

This well presented 2 bedroom flat, has great views of the recreation ground, 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

This first floor flat is accessed via a secure communal access with a video intercom system. On entering the flat, there is plenty of built in storage space with a bathroom, 2 bedrooms and sitting room which leads into a modern kitchen. It also benefits from a private allocated parking space.

Accommodation

Front door opening to reception hall area with 2 large built in storage cupboards, intercom system, central heating thermostat, doors off to the bathroom, bedrooms and sitting room.

Kitchen 8'8" x 6'2"

Super space which is well designed with window to the side to allow plenty of natural light. The kitchen area is fitted with a range of matching gloss units providing storage and work surface area and drawers in between with gas hob, extractor hood above and oven under. Under cupboard lighting, wall mounted gas fired boiler providing hot water and central heating system.

Sitting Room 11'4" x 13'7"

Good sized living space with 3 double windows, including one large bay, allowing for lots of natural light with great views of the recreation ground.

Bedroom 1 14'1" x 10'2" m

First of the 2 double bedrooms with double fitted wardrobe and radiator.

Bedroom 2 12'11" x 10'8"

Second double bedroom, also fitted with double wardrobe and radiator. Great for guests or a really good space for working from home.

Bathroom 7'8" x 5'5"

Bath with shower over, w.c and pedestal hand basin. Wall mounted mirrored cabinet, heated towel rail, with double glazed window to the side.

Viewing

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

Services

Mains water, electricity, gas and sewerage are connected.

Mobile and Broadband

According to OFCOM:

Mobile networks available - EE, O2 and Three, limited Vodaphone

Broadband types available - Standard, Superfast & Ultrafast

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.