



## St. Marys Street Stamford, PE9 2DS

Second floor one bedroom flat in the heart of Stamford with elevated rear views. Features a spacious living/dining room and a larger-than-average bedroom, all within easy walking distance of the town centre and station.

£750 PCM

# St. Marys Street

Stamford, PE9 2DS



- Town centre location on St Mary's Street
- Spacious living/dining room
- Communal entrance with private internal access
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- Elevated rear views across Stamford and meadows
- Separate fitted kitchen
- Water bills included
- Larger-than-average double bedroom
- Bathroom with shower over bath
- Second floor apartment

## Entrance Hall

## Living Room

23'10 x 11'7 (7.26m x 3.53m)

## Kitchen

19'2 x 4.11 (5.84m x 1.22m.3.35m)

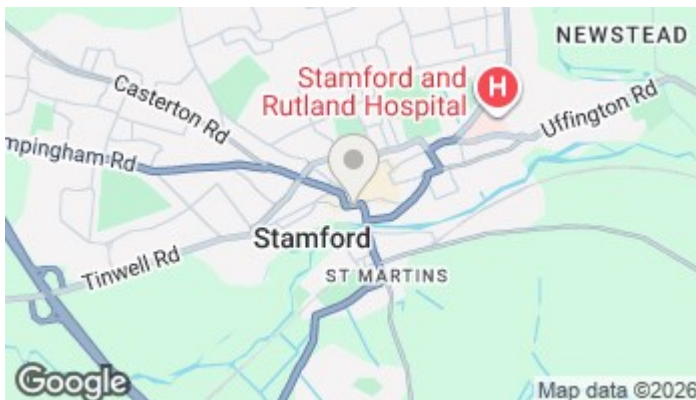
## Bedroom

15'9 x 13'10 (4.80m x 4.22m)

## Bathroom

20'0 x 4'11 (6.10m x 1.50m)

## Storage Cupboard

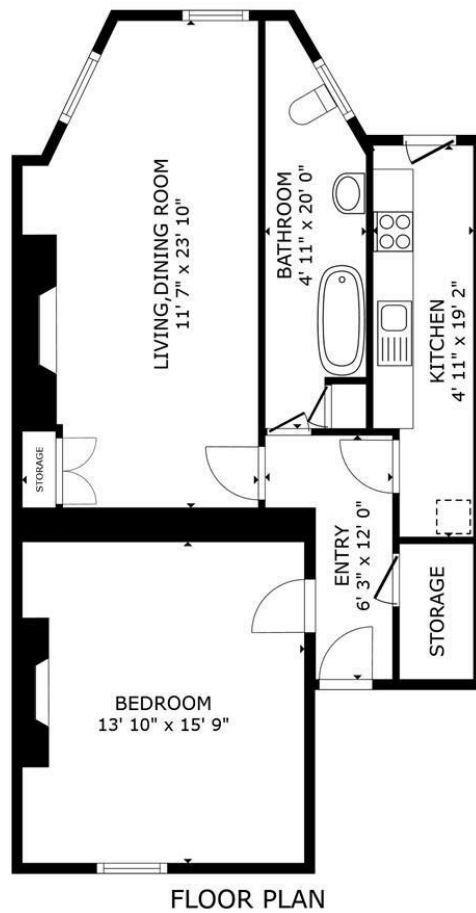


## Directions

Please use the following postcode for Sat Nav guidance - PE9 2DS



## Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 772 sq.ft.  
TOTAL : 772 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	