



6 Phillips Court, Stamford
£850 pcm

 **NEWTON FALLOWELL**

6 Phillips Court

Stamford

Available From 1st October - Fully Furnished

One bedroom first floor apartment conveniently located off Water St in the popular development of Phillips Court. The apartment boasts modern upvc double glazing, an open plan living room / kitchen, spacious double bedroom, three piece en suite, allocated off road parking and only a short walk to the town centre.

On entering the complex, a communal entrance with staircase leads to the apartment. On entering the apartment, you are greeted by a light and airy open plan living room / kitchen. The living room has ample space for sofa and breakfast table and the kitchen has a wealth of units with a lovely bay window looking out to Stamford. The double bedroom is adjacent the living room and has a built in wardrobe and its own three piece en suite shower room.

Outside an allocated parking space is adjacent to the block which is ideal this close to the town centre.

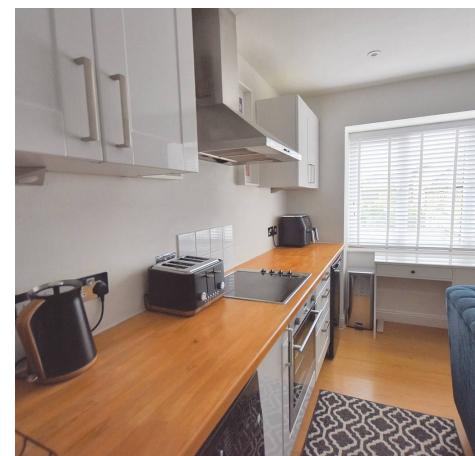
The property includes a sofa, tv unit, TV, washing machine, oven & hob, fridge, double bed with mattress and bedside table.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





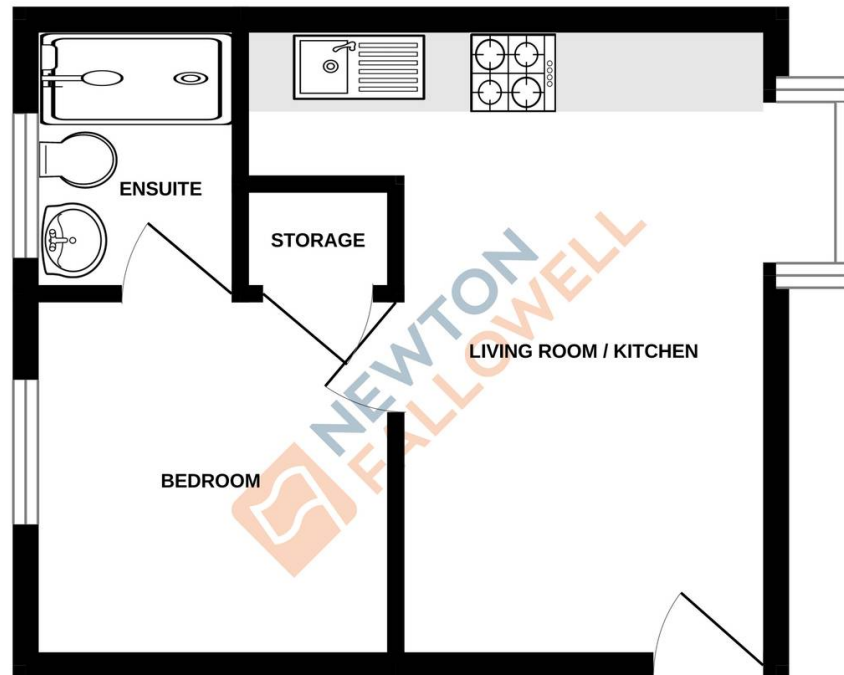
Living Room / Kitchen
14' 6" x 12' 2" (4.42m x 3.72m)

Bedroom
7' 8" x 8' 6" (2.34m x 2.58m)

En-suite
6' 7" x 4' 11" (2.00m x 1.51m)



GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 257 sq.ft. (23.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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