

Richardson

LETTINGS SPECIALISTS

Flat 4, Clare Court Burghley Street,
Bourne, PE10 9NS

TO LET

£725 PCM



- 1 Bedroom
- New Fitted Kitchen
- Open Plan Living/Kitchen
- Allocated Parking Space
- First Floor Apartment
- New Electric Boiler
- Close to Town Centre
- Energy Rating D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

The historic market town of Bourne offers excellent local facilities including a good range of shops, supermarkets, public houses and restaurants as well as vets, doctors practices, sport and leisure centres. The town borders the fens and the A15 road network provides access to the city of Peterborough to the south, with its Intercity train services (London King's Cross approximately 50-55 mins).

DESCRIPTION

Immaculately presented one bedroom first floor apartment with electric central heating. The property benefits from an open plan living/dining/kitchen, good size bedroom and modern bathroom, Upvc double glazing and allocated parking space. Located in Bourne town centre and ideally suited for a single person. Situated in a detached building of four apartments.

ENTRANCE

Communal UPVC entrance door and hallway with stairs off to first floor. Wooden entrance door to apartment opening to hallway with fitted carpet and access to lounge diner/kitchen, bathroom, bedroom and double doors to airing cupboard. Radiator and loft hatch. Airing cupboard houses Heatrae Sadia Amptec Electric flow boiler and hot water tank.

LOUNGE DINER/KITCHEN 18'5" x 16'6"

Open plan room with fitted carpet and large Upvc window to rear with curtains and smaller window to side elevation. Radiator. The kitchen area is fitted with a range of grey fronted base and wall mounted units, laminate worktops and upstands, integrated CDA fan oven and 4 ring induction hob with extractor over, stainless steel sink and drainer, space and plumbing for washing machine and space for fridge freezer. Vinyl flooring.

BATHROOM 5'9" x 5'3"

Modern 3 piece white bathroom suite comprising panel bath with thermostatic shower over, pedestal wash hand basin and close coupled WC. Vinyl flooring, heated towel rail, shaver point, mirror and vinyl flooring.

BEDROOM 12'2" x 11'7"

Good size double bedroom with UPVC window to frontage with curtains. Triple fitted wardrobe with hanging rail and shelf, fitted carpet, radiator and telephone & aerial points.

STORE CUPBOARD

Good size storage cupboard on landing opposite apartment.

OUTSIDE

Allocated gravel parking space at rear of property.

SERVICES

Mains water and electricity are connected.

BROADBAND/MOBILE

According to the Ofcom checker Broadband availability is Standard and Ultrafast and mobile availability is Good in-home and outdoor via EE and Three and Variable in-home and good outdoor via O2 and Vodafone.

COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band A.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

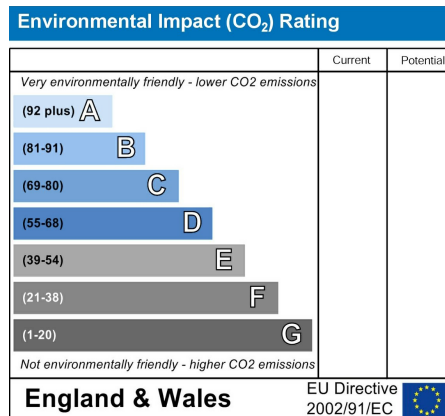
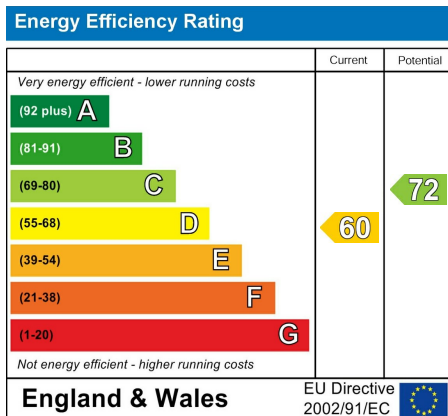
The rent is payable monthly in advance, by standing order.

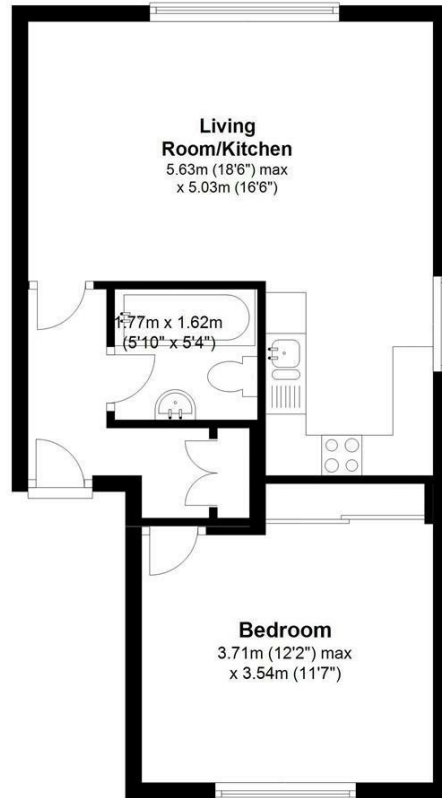
DEPOSIT

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

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000





The position and size of doors, windows, appliances and other features are approximate only
Plan produced using PlanUp.

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.