

LETTINGS SPECIALISTS

TO LET

£775 PCM



- 1 Bedroom
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Allocated Parking Space
- First Floor Apartment
- Upvc Double Glazing
- Garden
- Energy Rating: Band D

Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

Stamford is an attractive town of predominantly limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough is approximately 13 miles to the south east.

DESCRIPTION

Immaculately presented one bedroom first floor apartment with fitted kitchen, lounge diner, modern bathroom, UPVC double glazing and electric central heating. The property also benefits from an allocated parking space, garden and landing store cupboard. 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, access to lounge diner/kitchen, bathroom, bedroom and two cupboards. Radiator.

LOUNGE DINER 5.077m x 3.438m (16'7" x 11'3")

Spacious room with fitted carpet, UPVC double glazed window to rear with curtains. Radiator. Recessed spot lighting. Opening to:

KITCHEN 2.417m x 2.085m (7'11" x 6'10")

Modern fitted kitchen with a range of grey fronted base and wall mounted units, laminate worktops and upstands, Zanussi fan oven and induction hob. Stainless steel sink and drainer with mixer tap over. New washing machine and fridge freezer. Upvc window to side elevation. Radiator. Vinyl flooring and recessed spotlights.

BATHROOM 2.009m max x 1.693m (6'7" max x 5'6")

Comprising white 3 piece suite with Mira Coda thermostatic shower over bath and bridge lever handle tap, pedestal wash hand basin with chrome lever taps and close coupled WC. Fully tiled around bath. Radiator, recessed spotlights and Addvent extractor. Vinyl flooring.

BEDROOM 3.600m x 3.335m (11'9" x 10'11")

With fitted carpet and UPVC double glazed window to frontage with curtains. Large fitted wardrobe with double bi-fold doors, double hanging rails and shelving. Radiator. Recessed spot lighting.

STORE CUPBOARD

Good size storage cupboard on landing opposite apartment with laminate worktop and 2 shelves. Double glazed window to front.

GARDEN

Good size garden area mainly laid to lawn to the rear of the property with clothes line.

ALLOCATED PARKING SPACE

One allocated parking space in car park to the rear on Girton Way.

SERVICES

Mains water and electricity are connected.

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. The deposit on this property is £894.

BROADBAND/MOBILE

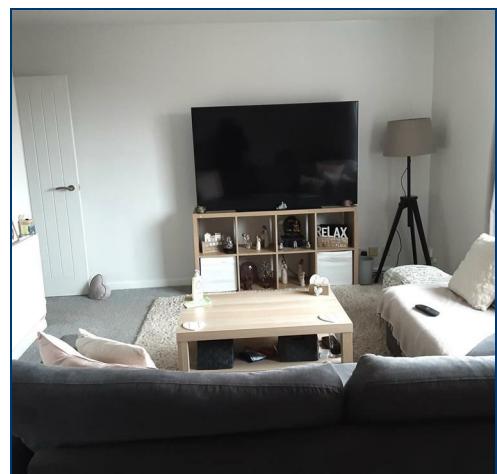
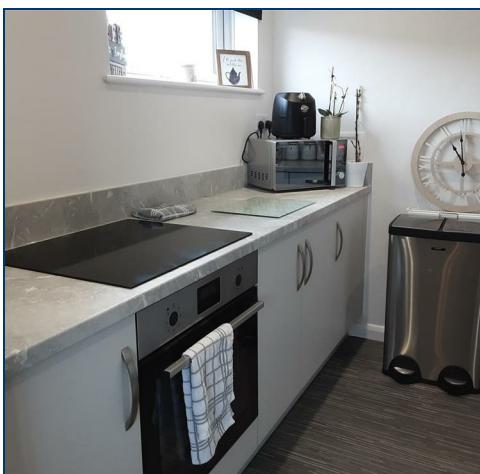
According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is likely via EE and 02 and limited via Three and Vodafone.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.