

Richardson

Flat 4 Chapel Court
Stamford
PE9 1EJ

LETTINGS SPECIALISTS

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	



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