

# Richardson

88 Churchill Road,  
Stamford, PE9 1JQ

LETTINGS SPECIALISTS

**TO LET**

**£795 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



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 758000**

## 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. Space and plumbing for washing machine and space for 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

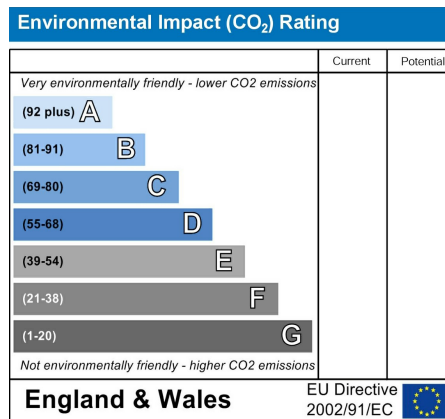
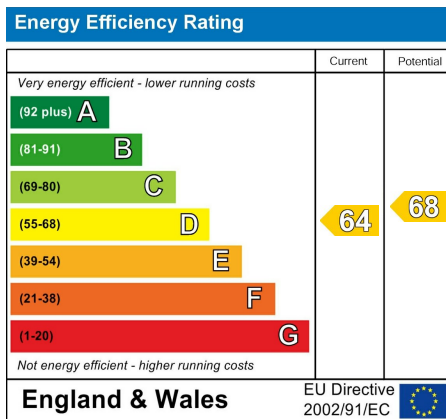
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £917.

## 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.



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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**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.

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