

TO LET

£850 PCM



- Second 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, Stamford, Lincs, PE9 2RB

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 second 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 2.7m x 1.7m (8'10" x 5'6")

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 3.5m x4.15m (11'5" x13'7")

Radiator, tv point, 3 double windows with great views of the recreation ground.

Bedroom 1 4.3m x 3 m (14'1" x 9'10" m)

Double glazed bay window with great views, double fitted wardrobe and radiator.

Bedroom 2 3.9m x 3.3m (12'9" x 10'9")

Double glazed window, fitted double wardrobe and radiator

Bathroom 2.3m x 1.7m (7'6" x 5'6")

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.

Tenure

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

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.

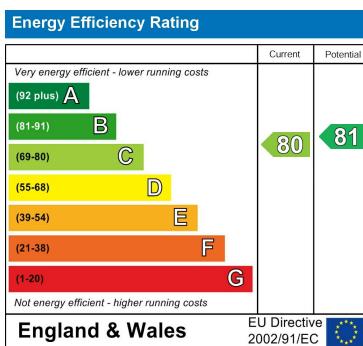
Rent

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.





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