Richardson

LETTINGS SPECIALISTS

4 Newtown Court,
Stamford, PE9 2NL

TO LET £1,195 Per Month

- Newly decorated throughout
- 2 Bedrooms with new carpet
- Open Plan Living/Kitchen/Dining
- One Parking Space
- Walking Distance to Town
- Contemporary Ground Floor Apartment
- Small Courtyard Garden
- Small enclave of only 11 Apartments

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonestateagents.co.uk **01780 758000**

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Location
This well presented 2 bedroom apartment is conveniently located just a short walk from the centre of Stamford and Burghley Park. 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 contemporary apartment has its own private rear entrance and further entrance via the communal hallway. The open plan kitchen/living/dining area, patio doors give access to an outdoor fenced seating area. The 2 bedrooms and bathroom are accessed from the main hallway

The Apartment also benefits from an allocated parking space and bike store.

Accommodation

Kitchen/Living/Dining 13'7" (reducing down to 4'3") x 29'1"
Superb open plan space with windows to the front and rear to allow plenty of natural light. The kitchen area is comprehensively fitted with a range of matching gloss units providing storage and work surface area and drawers in between with gas hob, extractor hood above, electric oven under, built in fridge and separate freezer, built in washing machine. Newly painted decor. LVT wood effect flooring.

Hall
Decor newly painted. LVT wood effect flooring. Doors leading to bedrooms, bathroom and communal hallway.

Bedroom 1 10'1" (reducing to 8'1") x 9'1" .
Newly painted decor. Brand new carpet. Upvc window to front aspect.

Bedroom 2 10'10" (reducing to 8'2") x 11'1".
Newly painted decor. Brand new carpet. Upvc window to front aspect.

Bathroom
Walk in double shower, toilet and hand basin set in white gloss vanity unit, heated towel rail, shaver point light. LVT wood effect flooring.

External
Enclosed courtyard accessed via kitchen French doors.

Services
Mains water, electricity, gas and sewerage are connected.

Broadband/Mobile
According to OFCOM:
Mobile networks available - EE (variable indoors), O2, Three, Vodaphone (outdoors)
Broadband types available - Standard, Superfast & Ultrafast

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

Council Tax
We understand from the Valuation Office Agency website that the property has a Council Tax Band B.

Deposit
Five weeks' rent payable in advance.

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EPC
Rating C

Viewings
All viewings are strictly by appointment through Richardson on 01780 758000.

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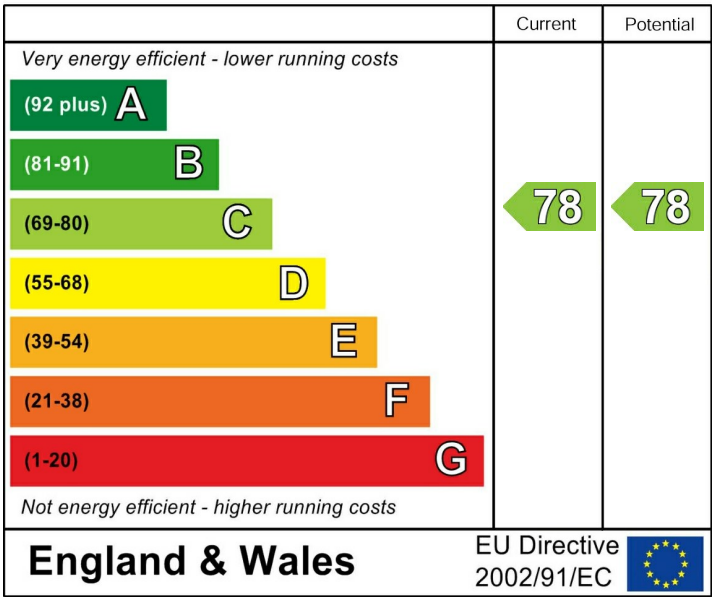
Energy Efficiency Rating



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