

Richardson

LETTINGS SPECIALISTS

51a Broad Street,
Stamford, PE9 1PX

TO LET

£850 PCM



- Town Centre Apartment
- Modern Kitchen
- Bathroom
- Secondary Glazing
- 2 Bedrooms
- Shower Room
- Electric Heating
- EPC Band - E

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

The property is located in Stamford town centre off Broad Street close to all local amenities.

DESCRIPTION

Attractive town centre flat set over two floors with modern kitchen and bathroom fittings. Some low ceilings, electric heating and secondary glazing. Ideally suited for a single person or couple.

ACCOMMODATION

HALLWAY

Neutral decor, fitted carpet, entry phone system

SHOWER ROOM

Shower, WC and wash hand basin.

KITCHEN

Beige fronted cabinets with wood effect laminate worktops, Single oven, 4 ring electric hob with extractor hood over, stainless steel sink and drainer with mixer tap over, space for washing machine and fridge, window to front and vinyl flooring.

LIVING AREA

Neutral decor, exposed stone feature wall with cupboards either side, fitted carpet, window to side elevation, stairs off to second floor.

DINING ROOM/STUDY

Neutral decor, fitted carpet, window to front.

STAIRWELL - LANDING

Neutral decor, fitted carpet.

BEDROOM ONE

Neutral decor with exposed beams, fitted carpet, window to front and skylight to side. Door to:

BATHROOM

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and WC. Storage cupboard. Door to:

BEDROOM TWO

Neutral decor, fitted carpet, window to frontage. Cupboard housing hot water tank.

COUNCIL TAX

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

SERVICES

We understand mains water, sewerage and electricity are connected.

BROADBAND/MOBILE

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

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

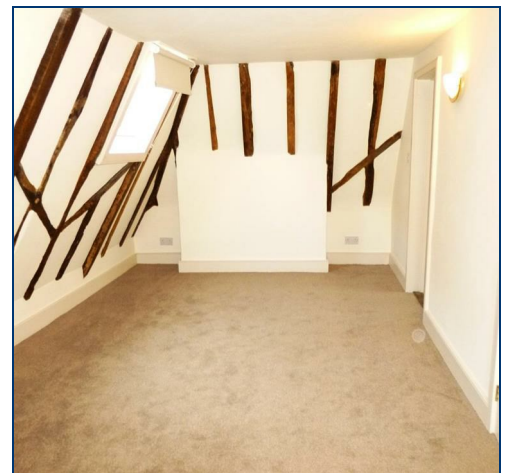
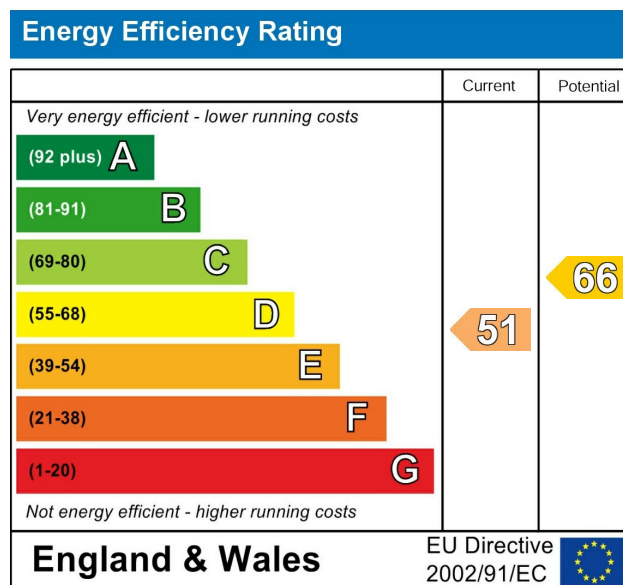
The rent is payable monthly in advance, by standing order.

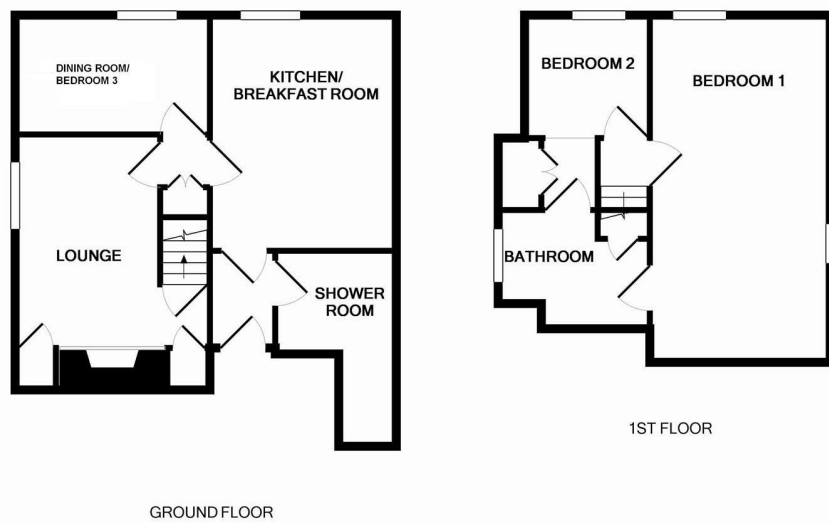
DEPOSIT

5 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 £980.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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