



12 Daniel Court  
, Stamford, PE9 2GJ

**£850 PCM**

Richardson



## 12 Daniel Court

, Stamford, PE9 2GJ

Ideally positioned a short walk from the station, the town centre and Burghley Park.

This well presented first floor apartment is in a tucked away location just across from the river & the town bridge . Within a purpose built development in a block of other apartments. The hall gives access to the lounge, kitchen, bathroom with shower over bath, and the double bedroom.

### Location

This lovely 1st floor apartment is conveniently located just a short walk from the very 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 8 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

Available at the start of February, this super 1 bedroom first floor apartment is in a great location close to town centre and Burghley Park. The property comprises of an entrance hall leading to a sitting room, kitchen, bedroom and bathroom. There is electric heating throughout and the apartment also benefits from a private allocated parking space.

### Entrance/Hall

Neutral decor and carpeted

### Lounge

Neutral decor and carpeted, Double glazed window to the front aspect

### Kitchen

With modern wall and base cabinets, electric hob and built in oven, vinyl flooring. Double glazed window to rear aspect.

### Bedroom

Neutral decor and carpeting. Double glazed window to front aspect.



#### [Bathroom](#)

Modern bathroom, shower over bath, neutral decor and vinyl flooring. Double glazed window to rear aspect.

#### [Council Tax](#)

South Kesteven Council. Tax Band A

#### [Viewings](#)

Strictly by appointment with Richardson  
01780 758000

#### [Services](#)

Mains water, electricity and drainage are connected

#### [Tenure](#)

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

#### [Rent](#)

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.

#### [EPC](#)

EPC Band D

#### [Broadband and Mobile](#)

According to OFCOM:

Mobile networks available - O2 , EE, Vodafone (Variable)

Broadband types available - Standard, Superfast & Ultrafast



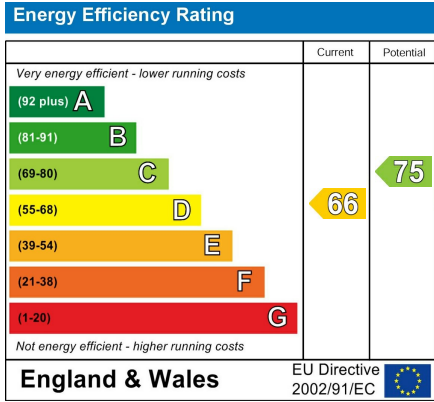
Floor Plan



Area Map



Energy Efficiency Graph



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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.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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

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

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