

Richardson

LETTINGS SPECIALISTS

23 Edward Road,
Stamford, PE9 1HW

TO LET

£800 PCM



- Top Floor Apartment
- Kitchen/Diner
- Two Double Bedrooms
- Long Term Let
- Generous Living Space
- Council Tax Band A
- Non-Allocated Car Parking
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This well proportioned 2 bedroom apartment is conveniently located within walking distance 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 town's train station 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 light and airy two double bedroom top floor apartment has recently been redecorated throughout. With a spacious sitting room, there is also a good sized kitchen/dining room. The entrance hall has a large storage cupboard, and provides access to the sitting room, kitchen, two double bedrooms, bathroom and separate w/c. Gas fired central heating, double glazed windows and a secure phone entry system. To the exterior of the property there is a communal area and non-allocated off street parking.

HALL

Front door opening to reception hall area with built in storage, intercom system, central heating thermostat, storage cupboard, doors off to the kitchen, sitting room, bathroom, toilet and bedrooms.

KITCHEN/DINER 12'5" max x 12'7"

Super open plan space with window to southerly aspect allowing plenty of natural light. The kitchen area is fitted with a range of matching laminate units providing storage and work surface area and drawers in between with freestanding electric cooker. There is ample space in the dining area for a good size table and chairs.

SITTING ROOM 14'7" x 12'7"

Good sized sitting room with large double glazed window, again south facing allowing for lots of natural light.

MAIN BEDROOM 11'8" x 11'6"

Great sized double bedroom with double glazed window and carpeted.

BEDROOM TWO 13'8" x 8'7"

Another good sized double bedroom with glazed window, carpeted. This room also benefits from a fitted cupboard.

BATHROOM 5'6" x 5'4"

Bath with shower over, fully tiled and pedestal hand basin. Double glazed window.

WC 5'4" x 2'5"

Toilet and double glazed window.

RENT

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

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.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - O2

Broadband types available - Standard, Super and Ultra fast

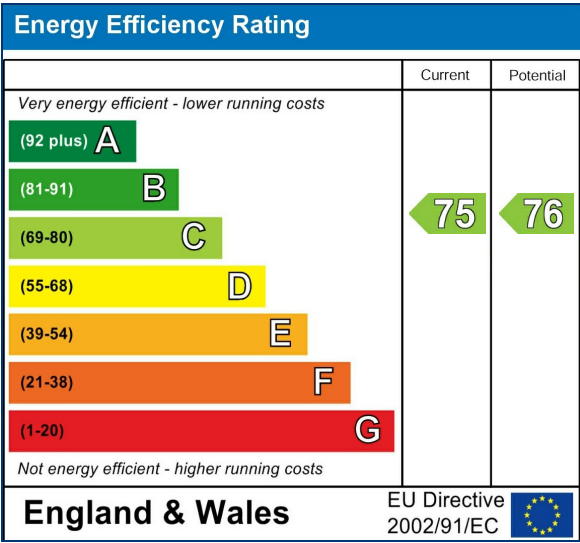
COUNCIL TAX

We understand

VIEWINGS

All viewings are





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