

Richardson

LETTINGS SPECIALISTS

Flat 2, 10 Green Lane
Stamford
PE9 1HF

TO LET

£625 PCM



- Studio Flat
- Walking Distance of Town Centre
- Separate Kitchen
- Bath With Shower Over
- Popular Location
- Recently Carpeted & Decorated
- Available Now
- Long Term Let

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This first floor studio flat is located in a popular residential area of Stamford, and is only a 10 minute walk from the town centre. Stamford itself is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and cross country rail connections from Stamford (Birmingham, Norwich , Stansted).

DESCRIPTION

This first floor studio flat is accessed via a secure communal access to the rear of the building. The studio consists of a light living space, separate kitchen and separate bathroom with full bath and shower over. Recently carpeted and decorated throughout.

LIVING AREA

Recently carpeted, with large window to side elevation allowing lots of natural light. Doors off to the separate kitchen and bathroom.

KITCHEN

With a range of fitted eye level and base units. A hob and oven, washing machine and under counter fridge are provided.

BATHROOM

White bathroom suite, consisting of full size bath with shower over, WC and pedestal hand basin.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE. With Three, O2 and Vodafone limited

Broadband types available - Standard, Superfast & Ultrafast

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.

VIEWINGS

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 72 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.