

# Richardson

35 Phillips Court,  
Stamford, PE9 2EE

LETTINGS SPECIALISTS

**TO LET**

**£795 PCM**



- Purpose built ground floor apartment
- Walking distance of town and station
- Open plan kitchen living area
- Double glazing
- Modern Panel Heaters
- Bedroom with wardrobe area
- Shower Room
- Allocated Parking

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



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

**01780 758000**

## Location

This lovely ground 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

Fantastic opportunity to live in a modern self contained apartment which can be either furnished or unfurnished. Ideally located near town centre and within walking distance of train station. If all these positives were not enough, 'no 35' even comes with its own parking space!

## Communal entrance hall

Entry to the apartment block is via a secure front door which provides access to an inner communal area. From the apartment the intercom system can activate the outer door to allow guests entry.

## Open plan kitchen/living room

### Kitchen area 2.2m x 2m (7'2" x 6'6" )

Fitted with a range of matching floor and wall units providing storage and work surface area. Freestanding appliances include electric cooker, washing machine and under counter fridge. There is also a breakfast bar for dining. LVT flooring and UPVC window to side aspect.

### Living area 3.6m max x 2.74m (11'9" max x 8'11")

Sunny space with UPVC window to the front and LVT flooring, Electric heater. Door leading to:

### Bedroom 2.76m x 2m (9'0" x 6'6" )

Neutrally decorated with LVT flooring. Leading to:

## Wardrobe area

Inbuilt cupboard with hanging rail and hot water tank. LVT flooring and UPVC window to side aspect. Door leading to:

## Shower room

Single shower unit with electric shower, low level toilet and large wash basin set in a modern vanity unit. Neutrally decorated and tiled to area behind shower cubicle, wash basin and floor. Heated towel rail. UPVC window to front.

## External details

To the side of the property there is one allocated parking space.

## 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 and sewerage are connected.

## Council tax

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

## Viewing

Strictly by appointment through Richardson, tel: 01780 758000

## Rent

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

# Richardson

## Deposit

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

## EPC

Rating C

## Broadband/Mobile

According to OFCOM:

Mobile networks available - VODAPHONE, THREE (variable indoors)

Broadband types available - Standard, Superfast and Ultrafast





Ground Floor

Approx. 24.6 sq. metres (264.6 sq. feet)



Total area: approx. 24.6 sq. metres (264.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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	

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