



40 Phillips Court, Stamford, Lincolnshire, PE9 2EE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		45	48
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Offered to rent is this well presented 1st floor apartment in a very popular mews development close to the river. The property is just a short walk from the town centre and all its amenities, as well as offering convenient access to the railway station and A1.

The accommodation briefly comprises communal entrance hall, well proportioned lounge/dining room, kitchen with cooker, bathroom with shower over bath, and two bedrooms, one with built in wardrobes, and is let with an allocated parking space, with visitors parking available.

Council Tax Band B. EPC Rating D. Deposit £865.00. Available early April. Sorry no pets.

£750 Per calendar month

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Two Bedroom Flat
- Communal Entrance
- Lounge/diner
- Council Tax Band - B
- Deposit £865

- Town Location
- Allocated parking space
- Available early April
- EPC rating - D
- Sorry no pets

ACCOMMODATION:

Lounge/diner
4.65m x 5.49m (15'03 x 18)

Kitchen
2.18m x 2.18m (7'02 x 7'02)

Bedroom 1
3.33m x 2.34m (10'11 x 7'08)

Bedroom 2
3.07m x 1.98m (10'01 x 6'06)

Bathroom

FLOOR PLAN:

Ground Floor

