



5 Star Lane, Stamford, Lincolnshire, PE9 1PH

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

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

A stylish apartment located in the town centre of Stamford, this accommodation is set over two floors and comprises entrance hall and large open plan living kitchen diner, with integrated appliances including oven, hob, washing machine, fridge and freezer. There is also a shower room on the ground floor.

To the first floor is a double bedroom with built in wardrobes and an en-suite shower room.

The property is finished to a high specification throughout to include Karndean floors and attractive neutral decor. Parking is available on street.

Available April. Deposit £778.00.

£675 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.

- Stylish Apartment in Town Centre location
- Open plan living area
- Kitchen with built in appliances
- On street parking
- EPC- C
- Set over two floors
- One double bedroom
- Ensuite shower room and further shower room
- Deposit £778
- Council Tax Band - A

ACCOMMODATION:

Entrance Hall

Open Plan lounge/ kitchen
 5.66m narrowing to 3.23m x 5.92m
 narrowing to 3.48 (18'7" narrowing to 10'7" x
 19'5" narrowing to 11'5")

Shower Room

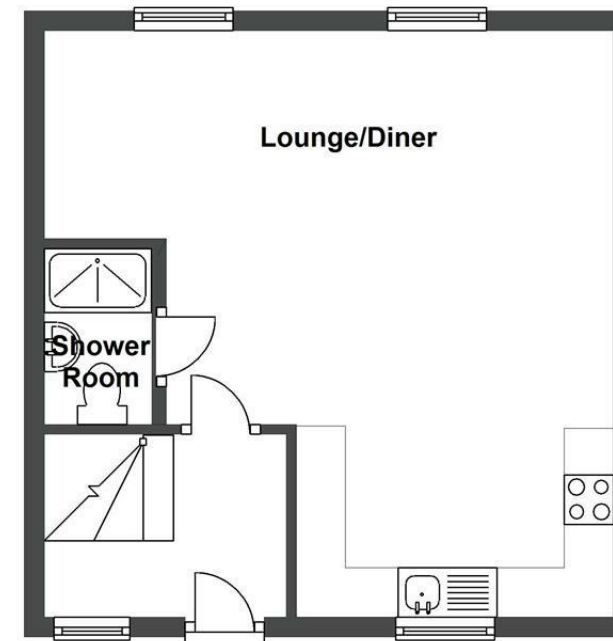
Bedroom One
 3.91m x 2.92m (12'10" x 9'7")

Ensuite
 0.76m x 2.90m (2'6" x 9'6")

FLOOR PLAN:



Ground Floor



First Floor

