

Richardson

24b Wharf Road,
Stamford
PE9 2EB

LETTINGS SPECIALISTS

TO LET

£575 PCMX



- 1 Bedroom Flat
- Galley Kitchen
- New Carpets/Newly Decorated
- White Goods Included
- Town Centre
- Double Glazing
- Electric Central Heating
- Energy Rating: E

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Stamford 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

Ideally situated for access to town, well-presented first floor apartment with modern kitchen and bathroom, electric heating, carpets and vinyl flooring. Spacious lounge with feature fireplace, galley kitchen with cooker and fridge, double bedroom with dressing area, bathroom with bath and shower. Newly decorated throughout and new carpets.

ACCOMMODATION

Communal entrance hall leading to front door.

HALL

Staircase to first floor landing with new carpet.

LOUNGE 11'1" x 12'8" (3.38 x 3.86)

Radiator, telephone point, TV point, feature Victorian cast iron fireplace, new carpet.

GALLEY KITCHEN 4'0" x 12'8" (1.22 x 3.86)

Stainless steel sink, Zanussi electric cooker, fridge, walk-in pantry cupboard, vinyl floor.

BEDROOM & DRESSING AREA 7'4" x 15'10" (2.24 x 4.83)

New fitted carpet. Radiator.

BATHROOM 9'7" x 5'11" (2.92 x 1.80)

White 3 piece suite with shower over bath, radiator, linen cupboard, washer/dryer, vinyl flooring, double glazed window to rear.

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.

RENT

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

DEPOSIT

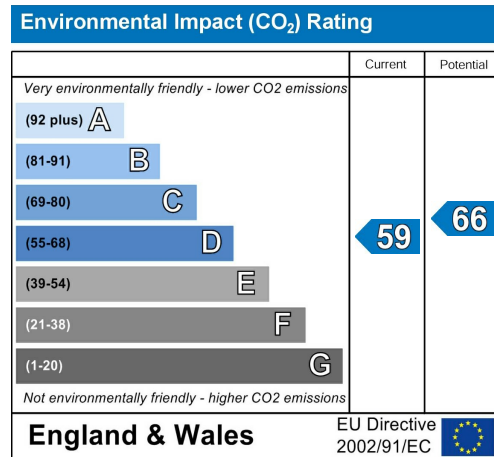
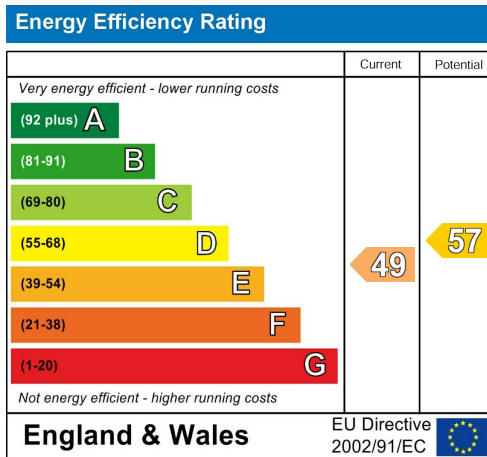
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

COUNCIL TAX

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

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.





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.
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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.