

Richardson

LETTINGS SPECIALISTS

36 Torkington Gardens
Stamford
PE9 2EW

TO LET

£675 PCMX



- First Floor Apartment
- Close to Town Centre
- Modern Bathroom Suite
- Parking for 1 Car
- 2 Bedrooms
- Lounge
- No Pets
- Energy Rating: C

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) Stamford also has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

First floor apartment in excellent location close to the town centre comprising lounge/diner, kitchen, 2 bedrooms and bathroom. Communal Gardens and parking for 1 car.

ACCOMMODATION

Communal entrance with security door. Staircase leading to first floor landing with entrance to the flat.

ENTRANCE HALL

Front door to carpeted entrance hall with door entry phone and built in cupboard.

KITCHEN

Vinyl flooring, with cooker, stainless steel sink and drainer. Gas boiler, UPVC window with roller blind, space and plumbing for washing machine and space for fridge.

LOUNGE

With large UPVC bay window and window to side, fitted carpet and 2 x radiators. Door to:

BEDROOM 1

Fitted carpet, UPVC double glazed window and radiator.

BEDROOM 2

Fitted carpet, UPVC double glazed window and radiator.

BATHROOM

Fitted with a white 3 piece suite comprising P shaped bath with mixer tap and shower head, close coupled WC, pedestal wash hand basin, large circular mirror and extractor fan.

EXTERNAL DETAILS

Communal gardens and parking for 1 car.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas 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.


TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

VIEWING

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	77	82
(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 	





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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.