

Richardson

2 All Saints Mews,
Stamford, PE9 2PB

LETTINGS SPECIALISTS

TO LET

£700 PCM



- Two Bedroom Apartment
- Living Room
- Central Location
- Energy Rating: E
- Open Plan Dining Area
- Kitchen, Bathroom
- Allocated Parking Space
- No Pets

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. Additionally there are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access of the A1 trunk road connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

2 bedroom apartment set over two floors in great town centre location with allocated parking space. The property comprises entrance hall with stairs leading up to dining room, living room, kitchen and second bedroom. Stairs leading up to second floor where the bathroom and main bedroom are located.

ACCOMODATION

The apartment has its own entrance door leading to:

ENTRANCE HALL

With cloakroom area with single radiator and white wood effect flooring and stairs leading to:

DINING ROOM

Open plan area with single radiator, dropped light fittings and beige coloured carpet.

LIVING ROOM

With high ceiling, large original feature windows facing to the front of the property, curtains, neutral carpet, two double radiators and drop chandelier light fitting.

KITCHEN

With base and eye level units, washing machine, electric cooker, fridge freezer and double stainless steel sink. Window facing to the side of the property and white wooden effect flooring.

BEDROOM 2

Neutrally decorated and carpeted. Single radiator and window facing to the side of the property.

STAIRS TO SECOND FLOOR

With featured high ceilings, built in feature shelving, understairs cupboard space and single radiator.

BATHROOM

Bathroom suite comprising of feature roll top bath with claw feet, rain fall luxury shower fitted over bath, sink and low level WC. Marble effect flooring, single radiator and window facing to the side of the property.

BEDROOM 1

Neutrally decorated with high ceilings, large double fitted wardrobes with cupboard space over and single radiator. Window to the side of the property and sky light windows,

EXTERNAL DETAILS

1 allocated parking space.

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 B

TENURE

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

RENT

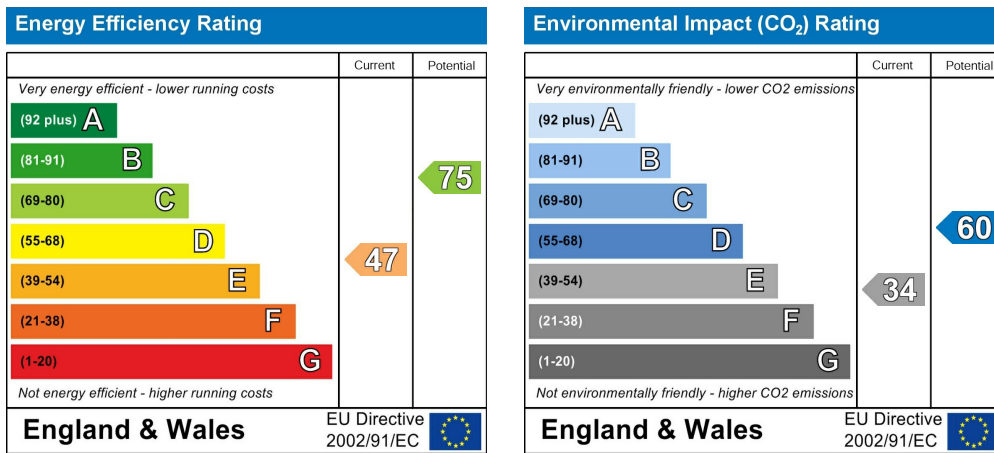
The rent is payable monthly in advance, by standing order.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

DEPOSIT

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





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.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.