

# Richardson

51b Broad Street,  
Stamford  
PE9 1PX

LETTINGS SPECIALISTS

**TO LET**

**£440 PCMX**



- Studio Apartment
- Modern Kitchen
- Vaulted Ceiling
- Mezzanine Area
- Town Centre Location
- Living Area
- Shower Room
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 762433**

## **LOCATION**

Stamford has a unique blend of history, stunning architecture and niche shopping. 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**

A first floor studio apartment is in the heart of Stamford Town Centre and has quality fixtures and fittings.

## **ACCOMMODATION**

Accessed via a gated entrance off Wellington Lane, a metal staircase leads to the front entrance door, opening to:

### **KITCHEN 7'10" x 7'7"**

White fronted cabinets with grey marble effect laminate worktops, Lamona single oven, 4 ring electric hob with extractor hood over, stainless steel sink and drainer with mixer tap over, space for washing machine and fridge, window to front and vinyl flooring.

### **LIVING AREA 14'1" x 11'10"**

Light and airy room with vaulted ceiling and feature beams, windows to front, 2 sky lights, aerial point and radiator. Fitted wardrobe with hanging rail and shelves. Fitted carpet.

### **SHOWER ROOM 6'11" x 4'7"**

Tiled shower cubicle with Bristan Joy electric shower, glass shower door, heated towel rail, low level WC, Belfast style sink with chrome mixer tap, extractor, shaver point, shelving and vinyl flooring.

## **MEZZANINE STORAGE AREA**

Accessed by retractable steps, this galleried storage area has lighting and double power socket.

## **COUNCIL TAX**

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

## **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.

## **DEPOSIT**


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


## **SERVICES**

Mains water, electricity and sewerage are connected.

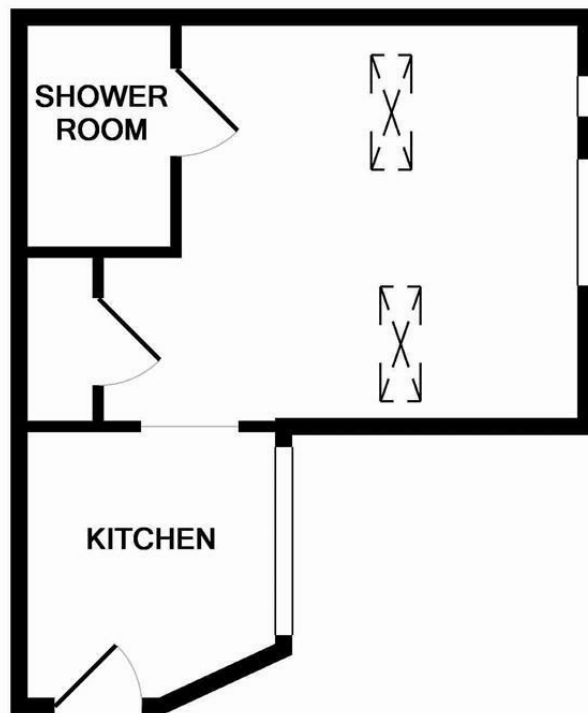
## **VIEWING**

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>65</b>	<b>68</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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