

Richardson

LETTINGS SPECIALISTS

Newtown Court
Water Street
Stamford PE9 2NL

TO LET

£825 pcmx



- Superb Contemporary Apartment
- Two Double Bedrooms
- Large Bathroom
- Double Glazing
- Walking Distance of the Town Centre
- Open plan Living Kitchen Dining Area
- Gas Central Heating
- Energy Rating: B



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 758000

LOCATION

Stamford 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

Situated within an exclusive development of only 11 properties, this contemporary design ground floor apartment offers spacious and well planned accommodation ideally positioned approximately 200 yards from the entrance to Burghley Park and a short 5 minute walk into Stamford town centre.

ACCOMMODATION

Security entry phone system allowing access through a glass panel front door to communal entrance hall.

ENTRANCE HALL

Spacious area with laminated flooring, radiator, security entry phone system and doors off through to

OPEN PLAN LIVING KITCHEN DINING AREA 18' 7" x 14' 1" (5.66m x 4.3m) overall

KITCHEN AREA

Fitted with a contemporary range of matching base and eye level high gloss storage units and drawers finished in cream with rolled edged work surfaces in between and under unit lighting, gas hob with extractor hood over, built in fridge freezer, washer drier and stainless steel sink and drainer.

LIVING DINING AREA

With sliding patio door giving access to the outside with picture windows to either side, radiators, tv point, laminated flooring and vertical blinds.

BEDROOM 1 14' 4" x 9' 10" (4.38m x 3.m)

With double glazed window to the front with venetian blind, radiator, TV point and fitted carpet.

BEDROOM 2 14' 2" x 9' 0" (4.32m x 2.75m)

Double bedroom with double glazed window to the rear with venetian blind, radiator and fitted carpet.

BATHROOM

Fitted with three piece white suite with P shaped bath, mixer tap and shower attachment, WC and wash hand basin, tiled splashbacks, heated towel rail and double glazed window to rear.

BUILT IN STORAGE AND BOILER CUPBOARD

With gas fired boiler providing domestic hot water and central heating as well as the heat recovery system

EXTERNAL DETAILS

From the French doors to the lounge dining area there is a small paved seating area which has a southerly aspect. There is also allocated parking for the apartment and a covered bike store within the enclave.

SERVICES

Mains water, electricity, gas 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.

DEPOSIT

One and half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

HOME LET REFERENCING FEE

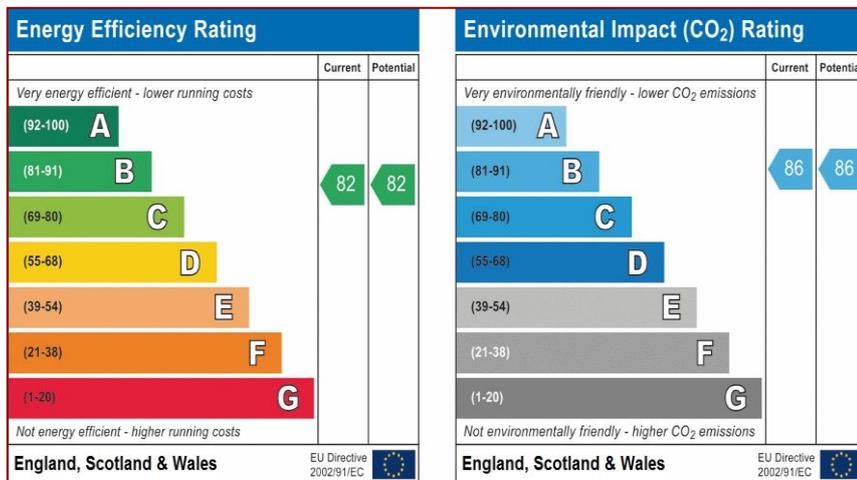
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

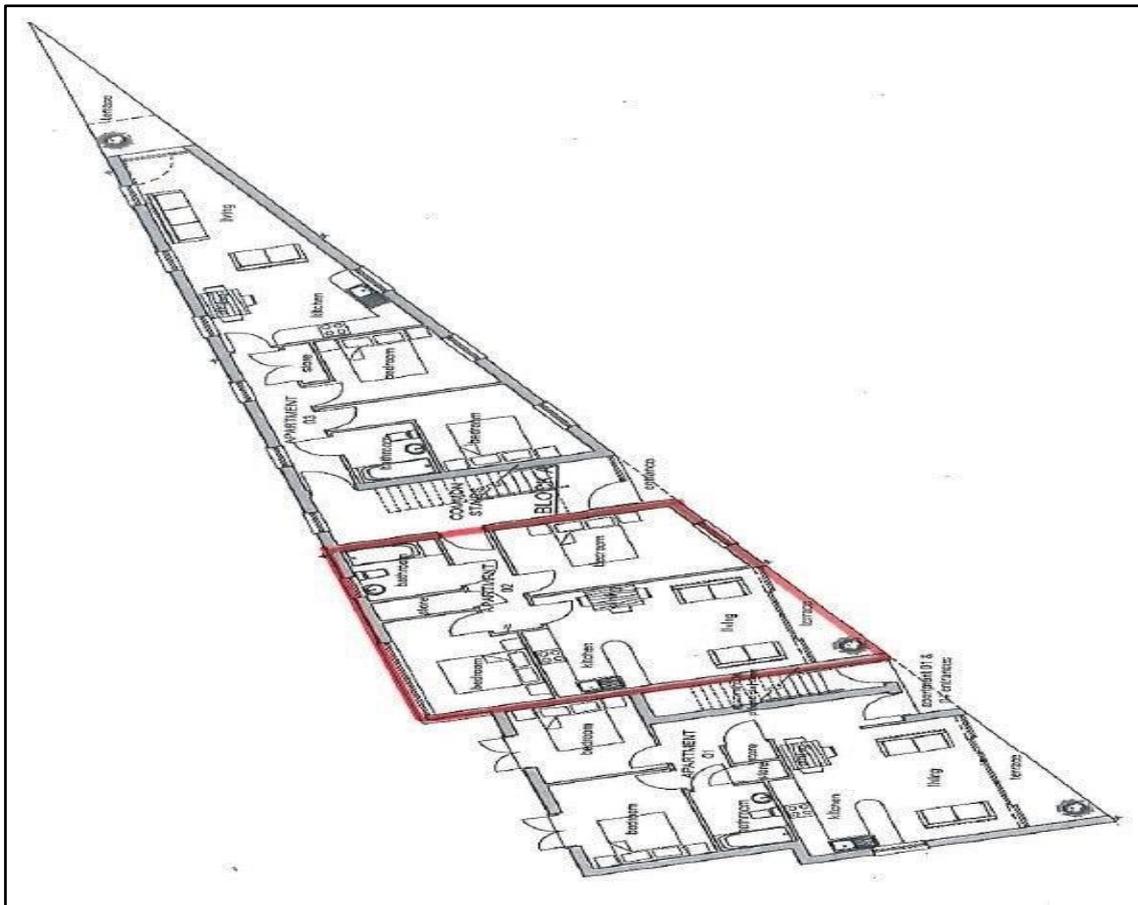
ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £180 (150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

VIEWING

Strictly by appointment through Richardson, Tel: 01780 758000.





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These 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.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.