

# Richardson

LETTINGS SPECIALISTS

26 Langton Walk  
Stamford PE9 2WF

**TO LET**

**£1,495 pcmx**



- Brand New 4 Bedroom, 3 Storey Town House
- Master Bedroom with En-suite
- Open Views to Frontage
- Garage and Garden
- Kitchen with integrated appliances
- Family/Dining Room and Lounge
- Curtains and blinds to be provided
- Energy Rating: B



Sheep Market House, Stamford, PE9 2RB

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

**01780 758000**

## 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. The property is located on the popular Lamberts Place development off Empingham Road opposite the Malcolm Sargent Primary School.

## DESCRIPTION

Brand new Executive Four Bedroom Town House comprising kitchen/breakfast room, cloakroom, open plan family/dining room with French doors leading to rear garden. Lounge with Juliet balcony, double bedroom and family bathroom are located on the first floor. Master bedroom with en suite, two further bedrooms and shower room are located on the top floor. The property benefits from gas central heating and double glazing, enclosed garden and single garage and drive.

## ACCOMMODATION

Immaculately presented energy efficient four bedroom/three bathroom stone town house arranged over three floors.

## ENTRANCE LOBBY

Leading to:

## KITCHEN 11' 3" x 8' 11" (3.43m x 2.73m)

With beige fronted units, integrated appliances including fridge freezer, double oven, gas hob, washer drier and dishwasher. Leading to:

## FAMILY/DINING ROOM 16' 0" x 13' 9" (4.88m x 4.20m)

Open plan with French doors leading to rear garden.

## CLOAKROOM

With close coupled WC and pedestal wash hand basin.

## STAIRS TO FIRST FLOOR

## LOUNGE 16' 0" x 10' 4" (4.88m x 3.16m)

With Juliet balcony and window to rear.

## MAIN BATHROOM

Panel bath with shower and glass screen over, wash hand basin set in vanity unit, close coupled WC and tiled splash-backs.

## BEDROOM 2 11' 5" x 8' 11" (3.48m x 2.72m)

With window to front.

## STAIRS TO SECOND FLOOR

## BEDROOM 1 12' 8" x 11' 9" (3.86m x 3.58m max)

With window to front.

## EN-SUITE

With double shower cubicle, close coupled WC, wash hand basin set in vanity unit, tiled splash-backs and window to frontage.

## BEDROOM 3 10' 1" x 9' 1" (3.07m x 2.76m)

Window to rear.

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## BEDROOM 4 10' 1" x 6' 8" (3.07m x 2.02m)

Window to rear.

## SHOWER ROOM

With double shower cubicle, close coupled WC, wash hand basin set in vanity unit and tiled splash-backs.

## OUTSIDE

Enclosed rear garden mainly laid to lawn with slabbed patio and path leading to a single garage and driveway.

## SERVICES

Mains water, electricity and gas are connected.

## TENURE

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

## COUNCIL TAX

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

## RENT

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

## DEPOSIT

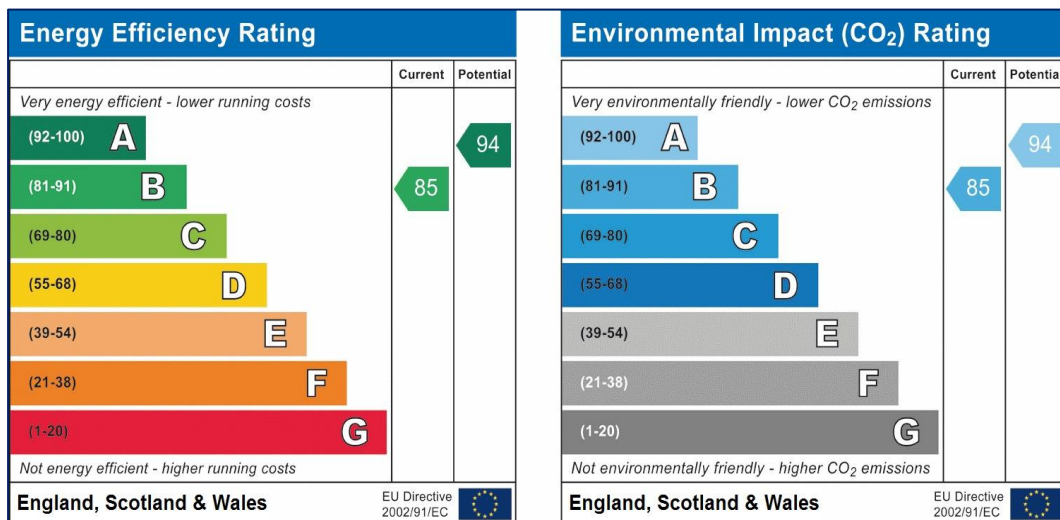
One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## ADMINISTRATION CHARGE

If your application for a property is successful, an Administration Charge of £240 (£200 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

## VIEWING

All viewings strictly by appointment through Richardson, 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.
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.

**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.