

Richardson

LETTINGS SPECIALISTS

The Annex,
Tinwell Road Lane
Stamford PE9 2SD

TO LET

£1,395 pcm



- Two Double Bedrooms
- Two Bathrooms
- Fully Furnished
- Open Plan Kitchen / Diner / Lounge
- Split Level
- Courtyard Garden
- Off Street Parking
- Energy Rating: E



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 758000

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

Stylish, modern two bedroom, two bathroom, split level detached property with courtyard garden and off street parking. Fully furnished. Modern electrical heating system. Great location a short distance from the town centre and offering easy access to the A1. The rent includes water and sewerage charges and electricity costs up to £100 per month.

OPEN PLAN KITCHEN / FAMILY/ DINING AREA 24' 5" x 14' 11" (7.441m x 4.556m)

Large patio doors with full length grey curtains to living area with dark wood laminate flooring, radiators and furniture. Kitchen with grey fronted units with a tiled floor, laminate worktops, tiled splash backs, built in fridge freezer, stainless steel one and half bowl sink, Belling single oven and Ameli 4 ring hob with stainless steel extractor over. Sharp microwave and Neff dishwasher. Dining table and chairs. Door to the side. Steps down to:

BEDROOM 1 - LOWER GROUND FLOOR 14' 7" x 9' 2" (4.444m x 2.796m)

With grey fitted carpet and curtains. French doors to the rear to courtyard with decking and gravel area. Bedroom furniture. Radiator. Door to:

WET ROOM 6' 7" x 6' 10" (1.996m x 2.073m)

Fully tiled, Mira Minilux shower with dual shower heads. White wash hand basin set in a vanity unit and close coupled WC. Wall mounted illuminated mirror and chrome heated towel rail.

BEDROOM 2 - UPPER FLOOR 14' 11" x 9' 1" (4.545m x 2.762m)

With windows to three aspects, grey full length curtains, bedroom furniture, and built in wardrobe. Radiator, Grey fitted carpet. Door to:

SHOWER ROOM 6' 10" x 7' 2" (2.077m x 2.196m)

Fully tiled, Mira Minilux shower with dual shower heads, white wash hand basin and close coupled WC. Chrome heated towel rail and wall mounted mirror.

OUTSIDE

Enclosed walled garden with patio and gravel areas. Table and chairs and garden bench.

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 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

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

HOME LET REFERENCING FEE

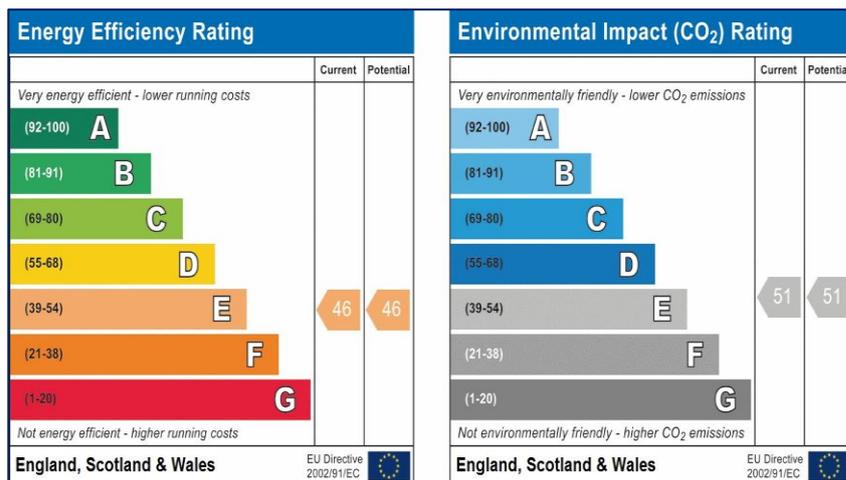
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

ADMINISTRATION CHARGE

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

VIEWING

All viewings are strictly by appointment through Richardson on 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.