

Richardson

LETTINGS SPECIALISTS

Broad Street
Stamford PE9 1PX

TO LET

£425 pcmx



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



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

Refurbished to a high standard this unique first floor studio apartment in the heart of Stamford Town Centre 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 2.40m(7'10") x 2.30m(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 4.30m(14'1") x 3.60m(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 2.10m(6'11") x 1.40m(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.

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 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

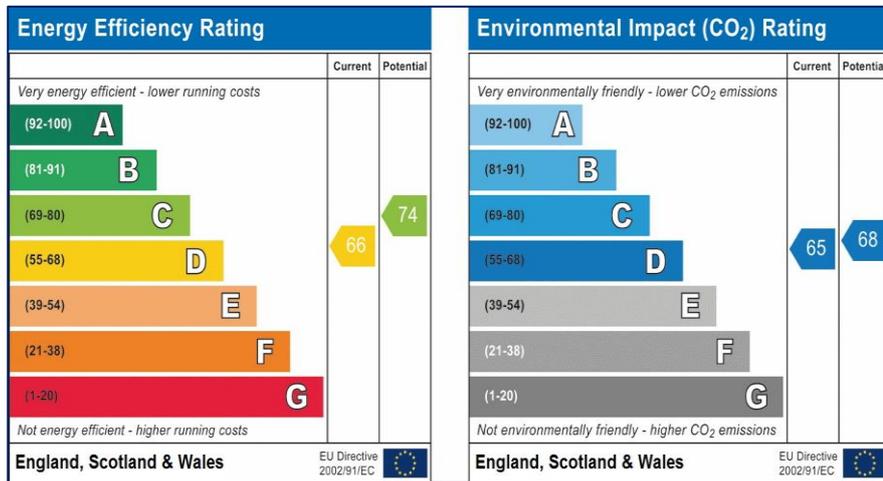
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. THIS FEE IS NON-REFUNDABLE. Please make your cheque payable to Richardson or pay by cash.

ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £120 (£100 + 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.
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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.