



St. Marys Street Stamford, PE9 2DS

A characterful 3 bedroom second-floor apartment set in the heart of Stamford town centre, offering generous living space, a separate kitchen and beautiful south-facing views across the Town Meadows. Well presented throughout, with excellent natural light and secondary glazing to the front aspect.

£995 PCM

St. Marys Street

Stamford, PE9 2DS



- Second Floor Town Centre Apartment
- Separate Kitchen
- No Outside Space
- Traditional Period Building above St Marys Shop Front
- South-Facing Views Over the Town Meadows
- No Parking
- Large Living / Dining Room
- Secondary Glazing to Front Aspect
- Close to Stamford's Shops, Cafés & Restaurants
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

Entrance Hall

8'1 x 8'0 (2.46m x 2.44m)

Bedroom 2

15'10 x 12'10 (4.83m x 3.91m)

Living Room

16'4 x 16'10 (4.98m x 5.13m)

Bedroom 3

11'5 x 7'7 (3.48m x 2.31m)

Kitchen

17'5 x 12'3 max (5.31m x 3.73m max)

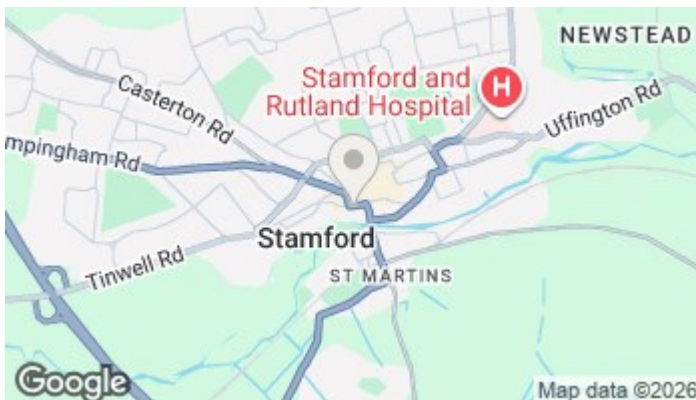
Bathroom

14'5 x 5'4 (4.39m x 1.63m)

Inner Hall

Bedroom 1

16'2 x 15'10 (4.93m x 4.83m)

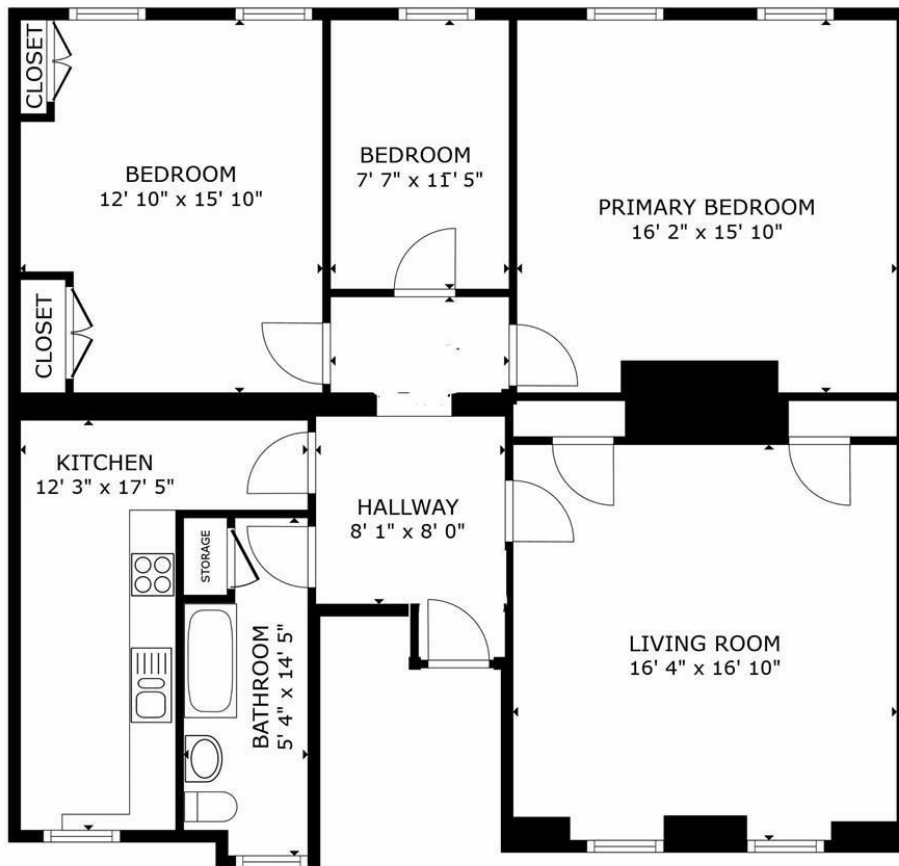


Directions

Please use the following postcode for Sat Nav guidance - PE9 2DS



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,213 sq.ft.
TOTAL : 1,213 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	