



St. Marys Street Stamford, PE9 2DE

Town Centre 2 Bedroom Apartment with generous private garden to rear - completely refitted - Viewing a must.
BRAND NEW KITCHEN, NEW SHOWER ROOM, NEW CARPETS (Ground Floor) and REDECORATION
THROUGHOUT - GENEROUS GARDEN.

£1,195 PCM

St. Marys Street

Stamford, PE9 2DE



- 2 Bedroom Maisonette with Large Enclosed garden to Rear
- Brand New Kitchen & Shower Room
- Private Access from St Marys Street
- Situated in the Centre of Stamford Town
- New Boiler
- EPC Rating D
- 26' Living/Dining Room with Exposed Stone Wall
- Redecorated throughout - New Carpets to Ground floor and Stairs
- Please see Key Facts for Tenants for Material Information Disclosures

Entrance
12'3 x 5'4 (3.73m x 1.63m)

Living/Dining Room
26'1 x 15'5 (7.95m x 4.70m)

Inner Hallway

Kitchen/Breakfast
15'5 x 15'3 max (4.70m x 4.65m max)

Shower Room
6'6 x 5'9 (1.98m x 1.75m)

WC

Storage Cupboard

Bedroom 1
14'1 x 10'2 (4.29m x 3.10m)

Bedroom 2
14'1 x 11'8 max (4.29m x 3.56m max)

Enclosed Rear Garden

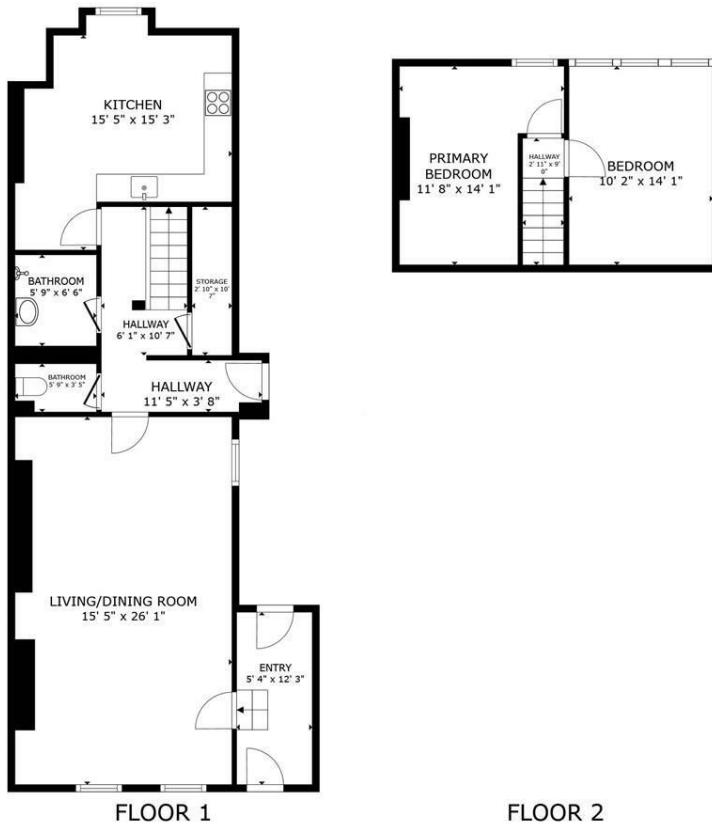


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 890 sq.ft. FLOOR 2 313 sq.ft.
 TOTAL : 1,203 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	