



## 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.

£1,045 PCM

# St. Marys Street

Stamford, PE9 2DS



- Second Floor Town Centre Apartment
- Separate Kitchen
- No Outside Space
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- 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

## Entrance Hall

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

## Living Room

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

## Kitchen

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

## Inner Hall

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

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

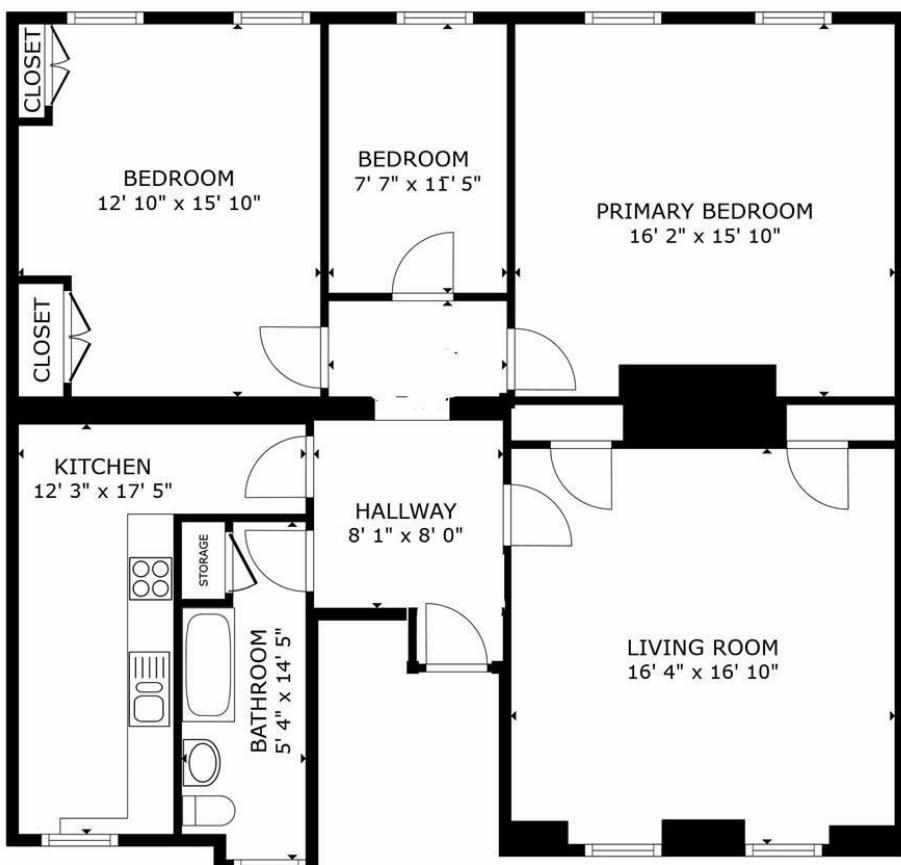


## Directions

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



## Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 1,213 sq.ft.  
TOTAL : 1,213 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	