

40 Phillips Court, Stamford, Lincs, PE9 2EE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	67
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Offered to rent is this well presented 1st floor apartment in a very popular mews development close to the river . The property is just a short walk from the town centre and all its amenities, as well as offering convenient access to the railway station and A1.

The accommodation briefly comprises communal entrance hall, well proportioned lounge/dining room, kitchen with cooker, bathroom with shower over bath, and two bedrooms, one with built in wardrobes, and is let with an allocated parking space, with visitors parking available.

£995 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Two bedroom apartment
  - Allocated parking space
  - Easy access to the A1 and train station
  - EPC rating - D Council tax band - B
  - Holding deposit - £219
- Town Centre location
  - Modern kitchen and bathroom
  - Will be fully redecorated throughout
  - Deposit - £1096
  - Available from mid January



ACCOMMODATION:

Entrance Hall

Lounge/Diner  
4.65m x 5.49m (15'3" x 18'0")

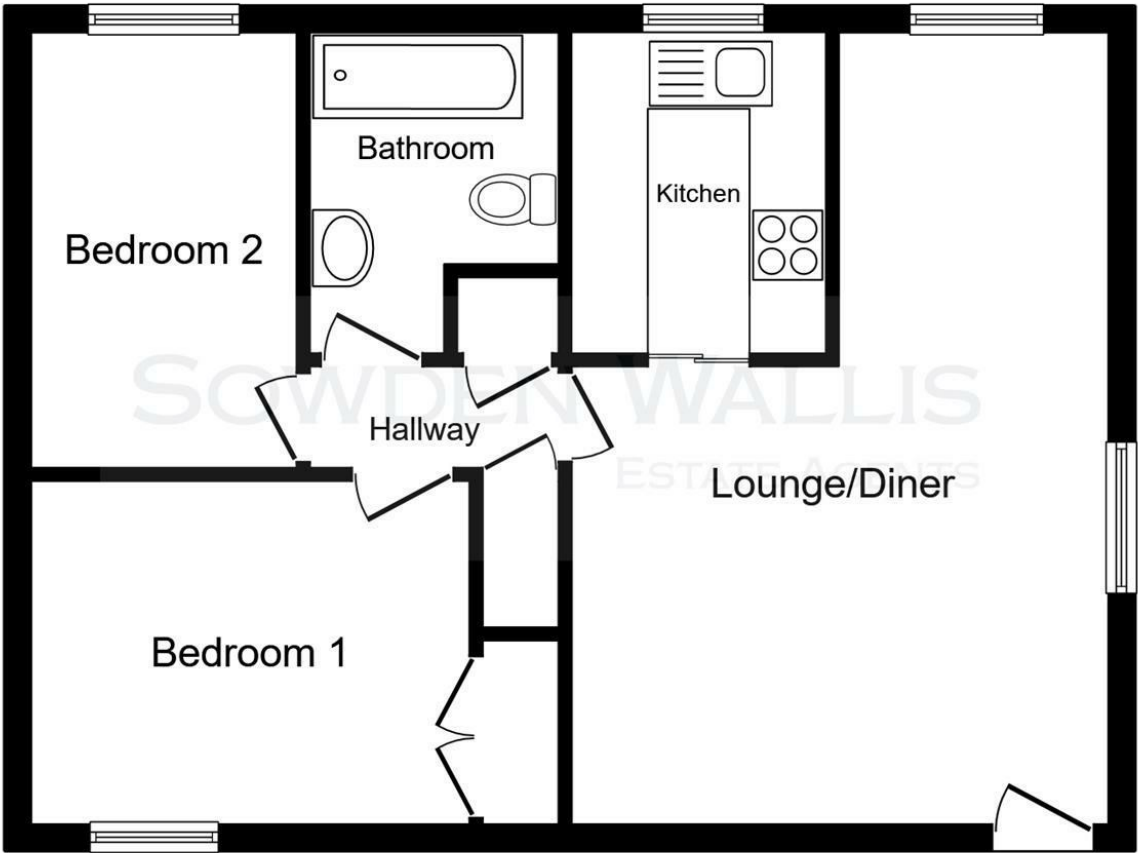
Kitchen  
2.18m x 2.18m (7'1" x 7'1")

Bedroom  
3.33m x 2.34m (10'11" x 7'8")

Bedroom  
3.07m x 1.98m (10'0" x 6'5" )

Bathroom

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)