SOWDEN WALLIS
ESTATE AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

40 Phillips Court, Stamford, Lincs, PE9 2EE

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.

£950 PCM

- 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 March

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:

Bathroom

Kitchen

Bedroom 2

Hallway

Lounge/Diner

Bedroom 1

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