



3F St Leonards Street, Stamford, Lincs, PE9 2HU

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	
	79
	63
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	

This two storey town centre apartment is well presented throughout and has a large entrance hall, bathroom with shower, kitchen, two bedrooms and an open living area. To the second floor is the main bedroom and further bathroom.

The property benefits from a shared courtyard garden and parking is available on street, for which a permit can be obtained from the local council.

£850 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.

- Three bedroom apartment
- Town centre location
- Split over two floors
- EPC: D Council Tax: A
- Available November 2024

- Two bathrooms
- Modern kitchen
- Communal courtyard garden
- Holding Deposit: £196 Deposit: £980



ACCOMMODATION:

Kitchen
3.35mx2.44m (11x8)

Living Room
5.79mx4.57m (19x15)

Bedroom 2
2.74mx2.44m (9x8)

Bedroom 3
2.44mx1.83m (8x6)

Shower Room
2.44mx1.22m (8x4)

First Floor Bedroom
3.96mx4.57m (13x15)

Bathroom
2.13mx1.83m (7x6)

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