



2-3 Maiden Lane

, Stamford, PE9 2AZ

£650 Per Calendar Month

Richardson

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, Stamford, PE9 2AZ

This well-presented top-floor flat is accessed via a secure communal entrance, with an intercom entry system.

On entering the property, you are welcomed into a spacious open-plan kitchen and living area, creating a bright and versatile space. The accommodation also benefits from a main main and a separate en-suite.

Location

This well presented 1 bedroom flat is ideally situated in central Stamford. The town offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

Description

This well-presented top-floor flat is accessed via a secure communal entrance, with an intercom entry system.

On entering the property, you are welcomed into a spacious open-plan kitchen and living area, creating a bright and versatile space. The accommodation also benefits from a spacious bedroom and en-suite bathroom.

Kitchen

An open-plan space, offering a generous and versatile layout with a side window allowing plenty of natural light into the room.

The kitchen area is fitted with a range of contemporary matching units, providing ample storage and useful work surface space, complemented by drawers for additional storage. Integrated appliances include a gas hob with extractor hood above and an oven beneath.





[Open Plan Sitting/Dining Room](#)

A bright and spacious open-plan sitting and dining room, offering a versatile living space. Two windows provide plenty of natural light, creating a light and welcoming space.

[Bedroom](#)

A well-proportioned main bedroom offering a comfortable and peaceful space, with the added benefit of an en-suite shower room. The room also features a built-in storage area, providing useful additional storage.

[En-suite](#)

A well-appointed en-suite shower room fitted with a shower cubicle, wash hand basin and WC, providing convenient facilities directly adjoining the main bedroom.

[Viewing](#)

All viewings are strictly by appointment through Richardson on 01780 758000.

[Services](#)

Mains water, electricity and sewerage are connected.

[Mobile and Broadband](#)

According to OFCOM:

Mobile networks available: EE, 02 and three, Vodafone

Broadband types available: Standard, Superfast, Ultrafast

[Council Tax](#)

We understand from the Valuation Office Agency website that the property has a Council Tax Band A.

[Rent](#)

The rent is payable monthly in advance, by standing order.

[Deposit](#)

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

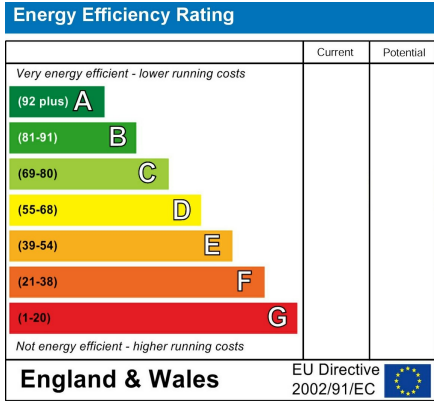
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.