

## 5 Star Lane, Stamford, Lincs, PE9 1PH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		85	85
(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	

Positioned in the heart of Stamford's town centre is this modern apartment, positioned on the first floor and split across two levels. On entry, there is a convenient entrance hall, providing access to the generous kitchen living area. The kitchen is well equipped with a fridge freezer, washing machine, oven, hob and an abundance of storage. The large living area is light and airy with two windows. Finishing the reception floor is a shower room, ideal for visitors.

To the upper floor is a double bedroom with multiple storage cupboards and a further ensuite shower room.

The apartment is accessed via a communal entrance hall and along a balcony area, creating the added bonus of an outdoor space large enough to sit outside.

**£810 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.

- Very centrally located
- Kitchen with built in appliances
- Shower room and ensuite
- EPC - C, Council Tax - A

- Stylish modern split level apartment
- Outside balcony area
- Built in storage in bedroom
- Deposit - £934, Holding deposit - £186



**ACCOMMODATION:**

**Entrance Hall**

**Open Plan Lounge/Kitchen**

5.66m narrowing to 3.23m x 5.92m narrowing to 3.48 (18'6" narrowing to 10'7" x 19'5" narrowing to 11'5)

**Shower Room**

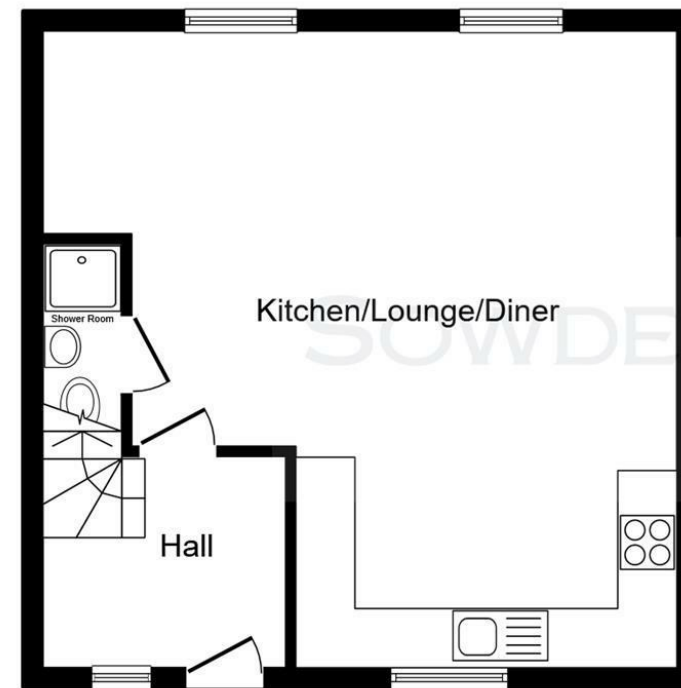
**Bedroom One**

3.91m x 2.92m (12'9" x 9'6")

**Ensuite**

0.76m x 2.90m (2'5" x 9'6")

**FLOOR PLAN:**



Ground Floor



First Floor

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