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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Flat Above 6b Pawnshop Passage Mercer Row

Louth
LN11 9JQ

Monthly Rental Of £425
Deposit Of £490

Crofts Estate Agents Lettings of Louth are delighted to bring to the market this gorgeous recently improved one bedroom second floor flat located in the heart of Louth Village. This superb character property with easy pedestrian access to all of Louths amenities and transport links briefly comprises of spacious open plan breakfast kitchen, dining and living room area, modern bathroom and good size bedroom. Ideal for a young professional or professionals this lovely space is sure to be popular so get your appointment to view asap!

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Communal entrance

Entered via a shared access on the ground floor, the entrance hall and stairs are well presented and shared with a business on the first floor.

Entrance

5' 0" x 6' 0" (1.52m x 1.83m)

The entrance has cream decor, stairs to second floor, neutral carpet, hanging hooks for jackets and pendant light.

Hallway

The hallway on the second floor has neutral decor and carpet, pendant light and loft access.

Kitchen breakfast

9' 1" x 7' 6" (2.77m x 2.29m)

The kitchen breakfast room is open plan to the lounge dining room and has wood kitchen to two sides with grey work tops over, space for low level fridge freezer, cooker and washing machine, tiled splash backs, cream vinyl flooring, Velux window, sink drainer, strip light and breakfast bar.

Lounge dining room

14' 10" x 17' 2" (4.53m x 5.22m)

The lounge diner is a really good space with two large Velux windows which fill the room with light. The room has cream decor,

neutral carpet, brick fireplace with tiled hearth, vaulted ceilings, pendant light, two wall lights and radiator.

Bedroom One

19' 3" x 9' 4" (5.88m x 2.84m)

An L shaped bedroom has two Velux windows, cream decor, neutral carpet, radiator, single glazed window to the side and pendant light.

Bathroom

6' 2" x 7' 6" (1.87m x 2.29m)

The bathroom has white three piece bathroom suite with cream decor, white tiled splash backs, chrome towel radiator, cream vinyl flooring, ceiling light and shaver socket.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01507 601550

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the office on 01507 601550 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

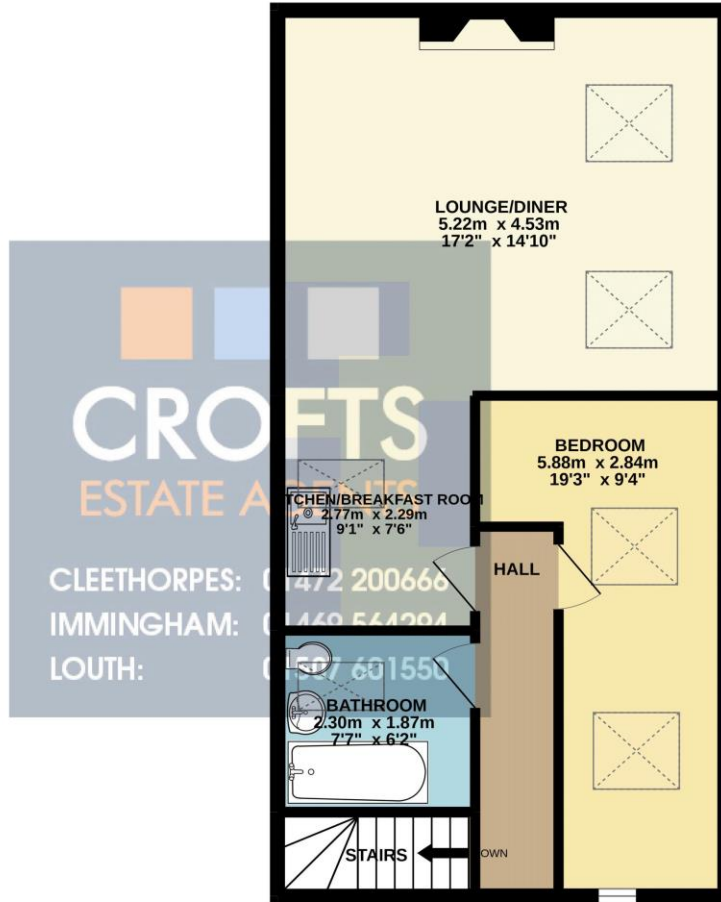
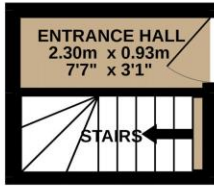
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



FIRST FLOOR
4.5 sq.m. (49 sq.ft.) approx.

SECOND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA : 58.2 sq.m. (626 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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