



Ground Floor Flat on Broadbank. Louth, LN11 0EN

TO LET - £450pcm (Deposit £515)

CanTERS

Chartered Surveyors

Located off High Holme Road with connection to the B1520 , the property is within a well-established and well regarded residential area in the heart of Louth. It benefits from easy access to local amenities such as the hospital, restaurants, shops and local schools nearby.

This **ONE BEDROOMED GROUND FLOOR FLAT** briefly comprises a sitting room, kitchen, 1 bedroom, and a bathroom.

Hallway Shared entrance hall leading to the flat.

Sitting Room 4.29m x 4.04m. With views to the front. Neutral décor with a wall mounted electric fire and a bay window.

Kitchen 5.08m x 1.83m. Range of white wall mounted and base units with contrasting worktops. Integrated oven, 4 ring gas hob and stainless steel extractor hood. Stainless steel sink with drainer.

Bedroom 4.18m x 2.72m. Neutral décor with a built in wardrobes.

Bathroom 2.02m x 1.80m. Low flush wc, pedestal hand basin, a panelled bath with a shower attachment.

Outside A paved courtyard with storage units.

Tenancy Details Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy (AST) agreement, for a minimum term of 6 months, paying £450 per calendar month. A deposit of £515 will be paid and held in a government approved deposit protection scheme.

Council Tax Band: 'A'

NB: This can be reviewed by the Local Authority.

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact Katie Potter katie@canters.co.uk 01472 356143.

EPC Rating: D (57)



Sitting Room



Kitchen



Bedroom

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/06/2023

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