



STEVENS PROPERTY  
MANAGEMENT



## New Street, Louth

RENT £525 PCM DEPOSIT £605  
COUNCIL TAX BAND A EPC 48

- First Floor Apartment
- Built-in Storage
- Some White Goods
- Two Double Bedrooms
- En-Suite Shower Room & Main Bathroom
- Modern & Neutral

13 Cornmarket, Louth, Lincolnshire, LN11 9PY  
01507 605 721

enquiries@stevenspropertymanagement.co.uk  
www.stevenspropertymanagement.co.uk



## General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

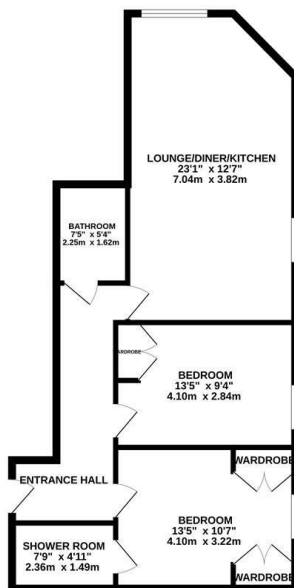
**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

**Tenant Protection** - Tenant protection Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other areas 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 a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their operation or efficiency. See for terms.  
Made with Metagen C2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	