



STEVENS PROPERTY
MANAGEMENT



Lynton Parade , Grimsby

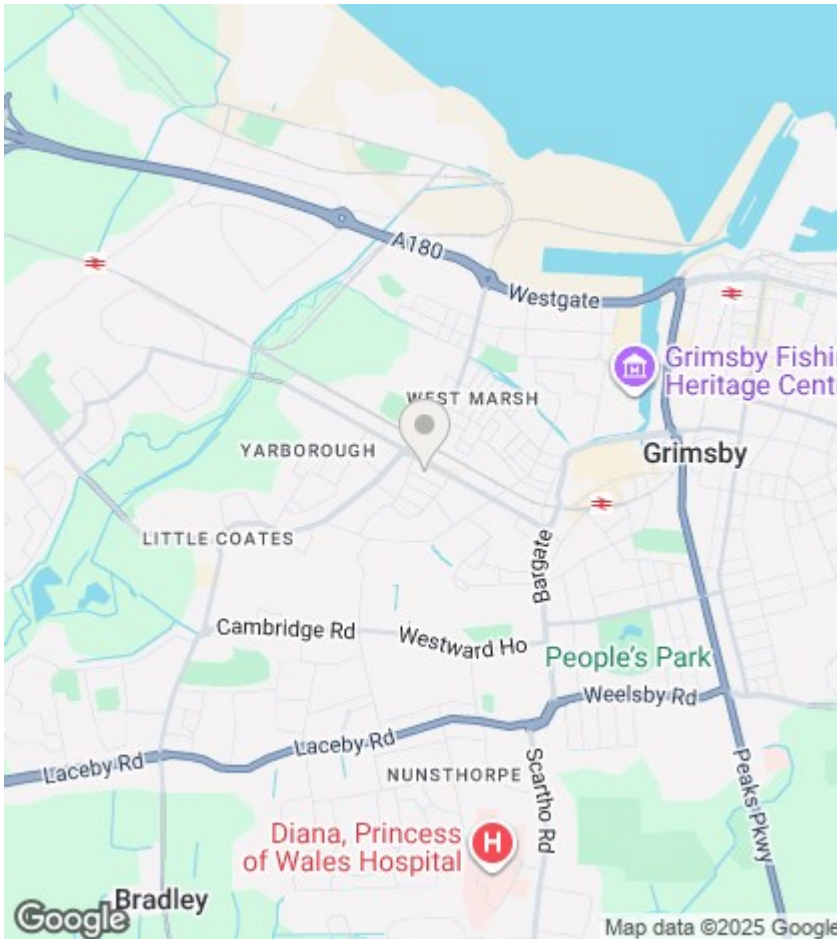
RENT £475 PCM DEPOSIT £545

COUNCIL TAX BAND A EPC 54

- First Floor Flat
- One Bathroom
- Communal Car Park
- Standard, Superfast and Ultrafast broadband speeds available.
- Two Bedrooms
- Spacious Living Area
- FTTC, GCH, Mains Drainage

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Nestled in the charming area of Grimsby, and is a stone throw away from local amenities. We are offering this delightful first-floor flat. Inside you have a comfortable, spacious living area, with two well-proportioned bedrooms. The property also compromises of a kitchen, a bathroom and a communal carpark. EPC Rating E, Council Tax Band A.

There is Standard, Superfast and Ultrafast broadband available at the property with download speeds of 13MBPS, 74MBPS and 1800MBPS and upload speeds of 1MBPS, 20MBPS and 220MBPS.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	