



STEVENS PROPERTY
MANAGEMENT



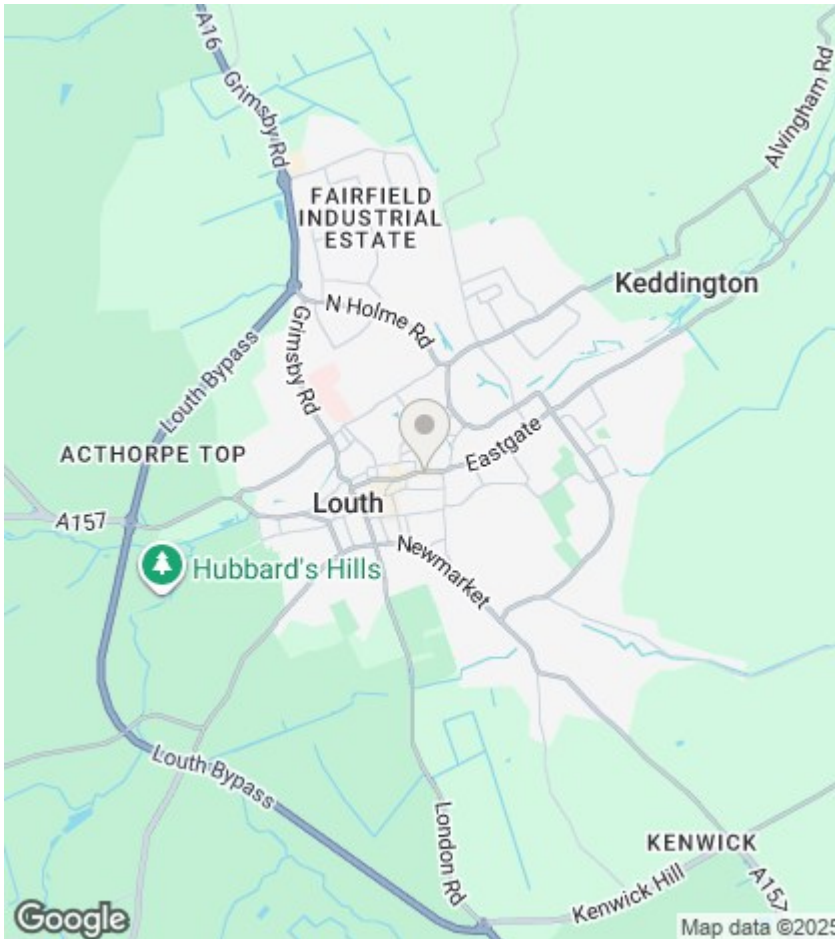
Eastgate, Louth

RENT £375 PCM DEPOSIT £430
COUNCIL TAX BAND A EPC 58

- Town Centre Location
- Neutral Décor Throughout
- First Floor Studio flat
- Standard and Superfast broadband speeds available.
- Close to Amenities
- Electric individual heaters
- Grade 2 Listed Building

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

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



Nestled in the heart of Louth, this compact bedsit offers a unique opportunity for those seeking a little retreat in a vibrant town centre. Housed within a Grade II listed building, the property boasts a quaint character that reflects the rich history of the area. EPC TBC.

This bedsit is perfectly suited for single occupancy, the studio layout provides a versatile living space. The town centre location offers access to local amenities. Occupiers will have use of a shared laundry facility, please enquire for further information.

There are Standard and Superfast broadband speeds available at this property, with download speeds of 17MBPS and 80MBPS and upload speeds of 1MBPS and 20MBPS.

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		
(55-68) D		
(39-54) E	58	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	