



STEVENS PROPERTY
MANAGEMENT



Becketts Court, Riverhead Road, Louth

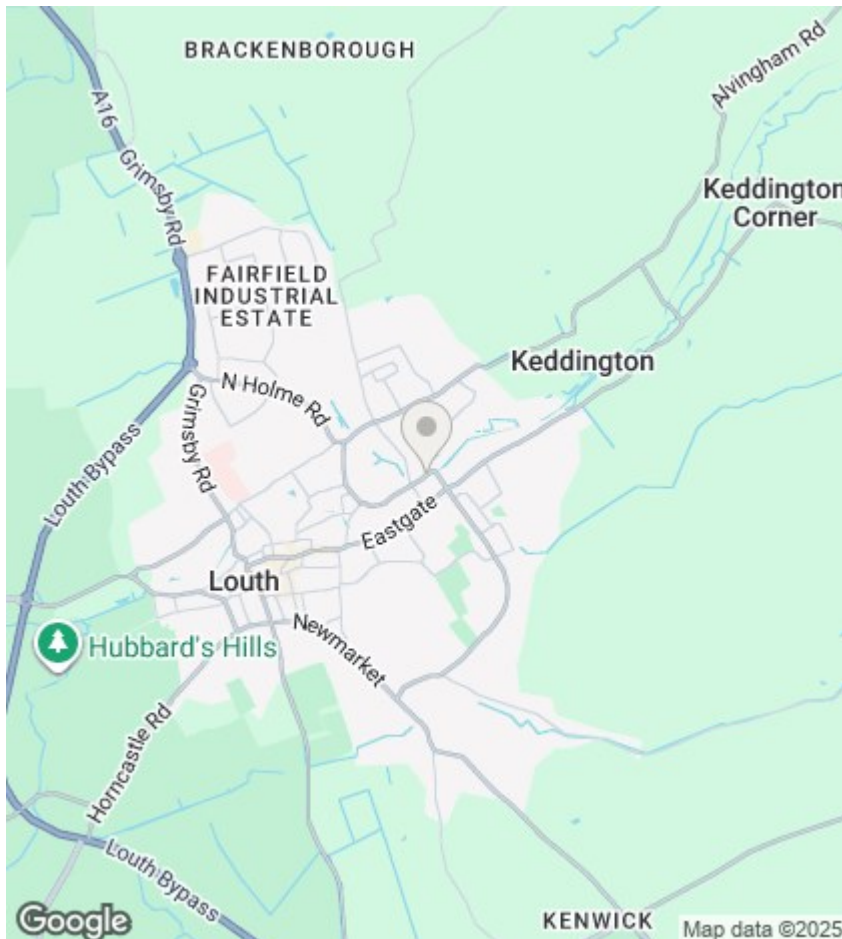
RENT £500 PCM DEPOSIT £575

COUNCIL TAX BAND A EPC 74

- Ground Floor Flat
- Modern Kitchen with Breakfast Bar
- Includes an integrated oven
- Standard, superfast and ultrafast broadband speeds available at this property.
- One Double Bedroom
- Decorated Neutrally Throughout
- GCH, MAINSDRAINAGE, FTTC

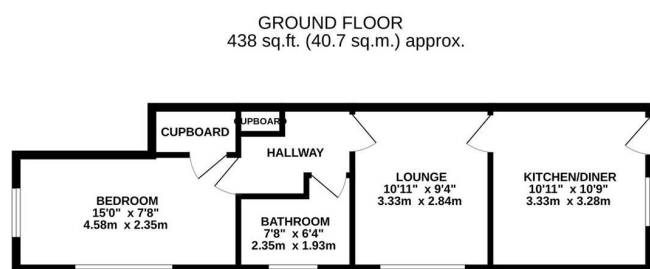
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A GROUND FLOOR FLAT situated in Louth within walking distance to the town centre. Comprising of a MODERN KITCHEN with a cooker and a BREAKFAST BAR, lounge, one double bedroom, bathroom with a shower over the bath and STREET PARKING, this flat would be ideal for a single person/couple. Council Tax Band A, EPC TBC.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 13MBPS, 80MBPS and 10000MBPS, upload speeds are 1MBPS, 20MBPS and 10000MBPS.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of flats, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made ready November 2020

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	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	