



STEVENS PROPERTY
MANAGEMENT



George Street, Louth

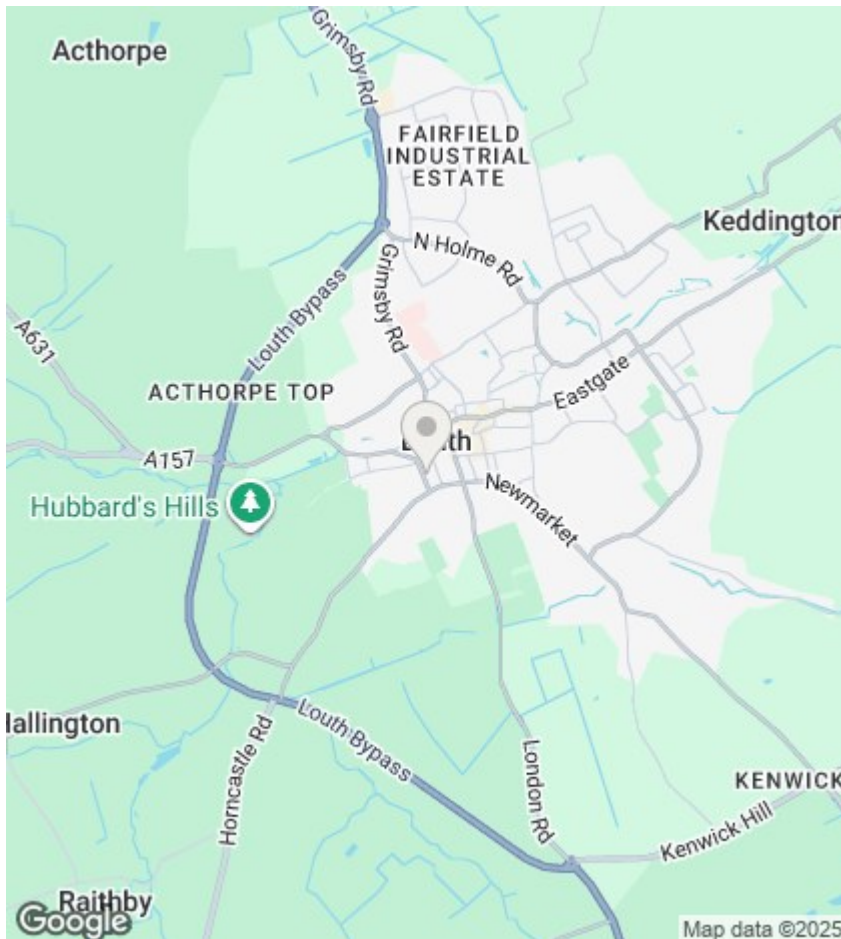
RENT £595 PCM DEPOSIT £680

COUNCIL TAX BAND A EPC 67

- First Floor Flat
- Newly Renovated
- Spacious with High Ceilings Throughout
- EPC 67D Council tax A
- Standard, superfast and ultrafast broadband speeds available at this property.
- Two Bedrooms
- Large Living Room
- Parking Space to the rear.
- FTTC, GCH, Mains Drainage

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A first floor apartment located on the historic west side of Louth town within walking distance to Hubbard's Hills and the town centre. The property comes with **ALLOCATED PARKING** and has been previously renovated to provide a modern and light feel throughout. Comprising Living Room, Breakfast Kitchen, 2 Bedrooms, bathroom. EPC 67D CTB A

According to Ofcom there is standard, superfast and ultrafast broadband speeds available here with download speeds of 16MBPS, 80MBPS and 10000MBPS and upload speeds of 1MBPS, 20MBPS and 10000MBPS.

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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	