



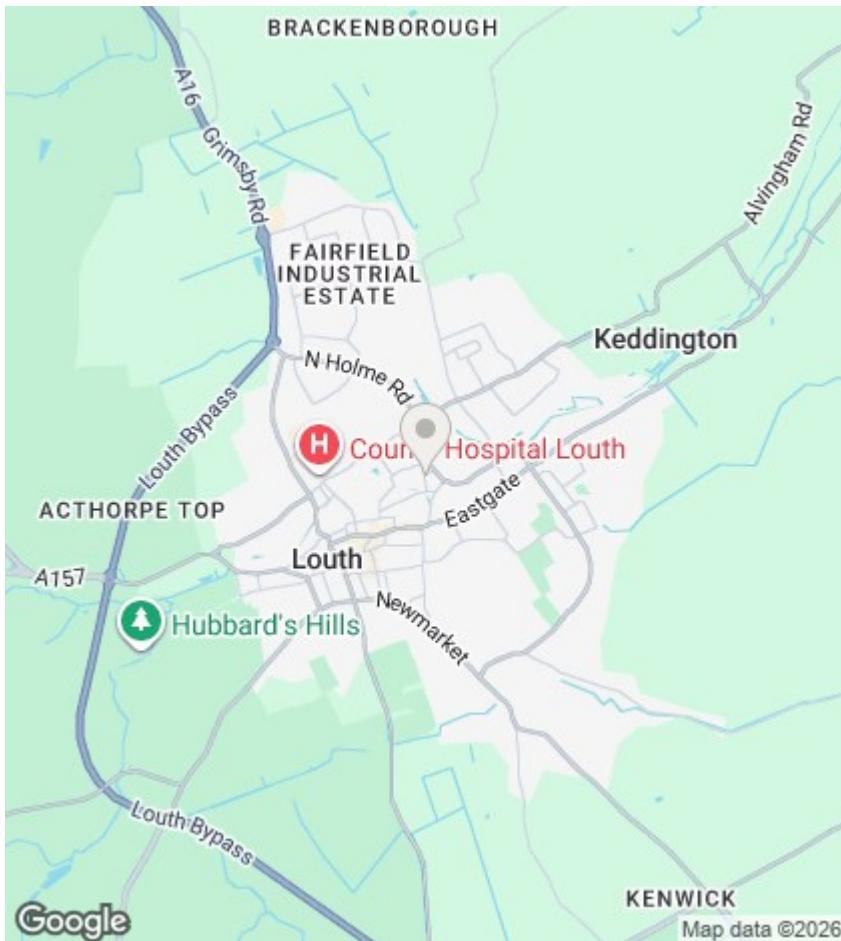
Newbridge Court, Louth

RENT £550 PCM DEPOSIT £630

COUNCIL TAX BAND A EPC 64

- 2 bedrooms
- Large living room
- FTTC, GCH, MAINS DRAINAGE

- Spacious kitchen
- Bathroom with shower over bath
- Standard, Superfast and Ultrafast broadband speed available at this property.



A 2 Bedroom GROUND FLOOR FLAT within easy reach of amenities and with lovely views of the allotments. Comprising Kitchen, Lounge, 2 Bedrooms (1 double), Bathroom with shower over the bath. The property also benefits from ONE PARKING SPACE. EPC 59D, Council Tax Band A.

Standard, superfast and ultrafast broadband speed available at this property with download speeds of 16MBPS, 80MBPS, 1000MBPS and upload speeds of 1MPBS, 20MBPS and 100MBPS.

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		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	