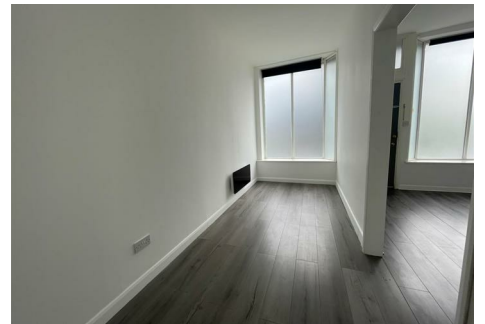




STEVENS PROPERTY
MANAGEMENT



West Street, Alford

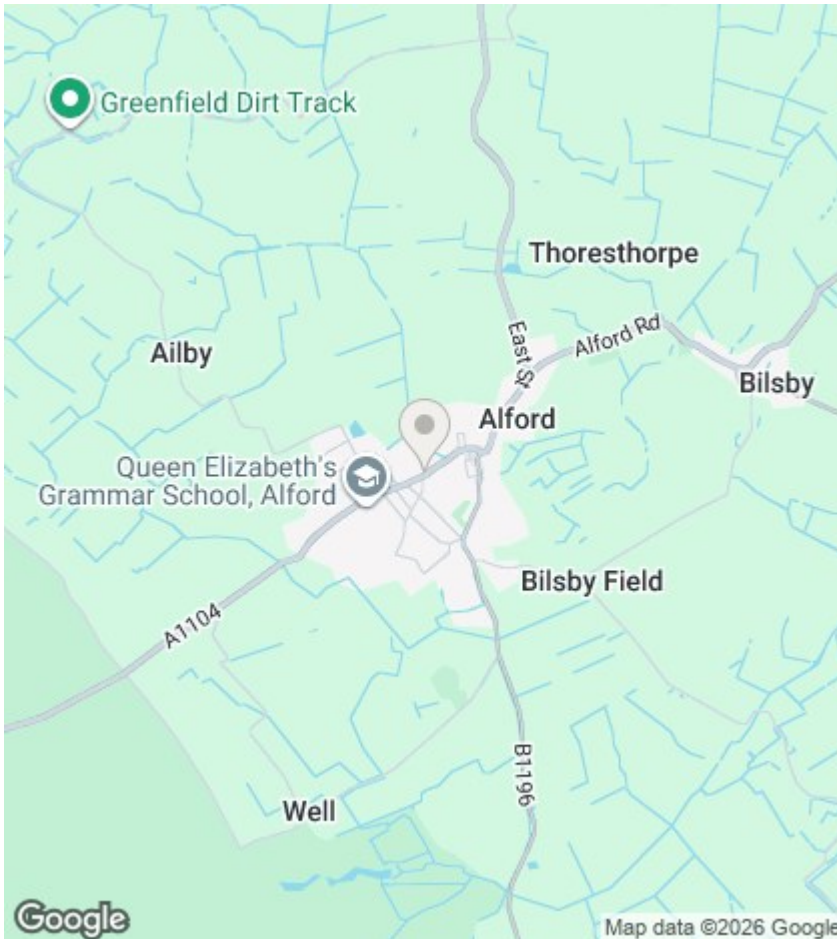
RENT £495 Per Month DEPOSIT £570

COUNCIL TAX BAND A EPC 65

- 1 Bedroom
- Modern & stylish throughout
- Open plan lounge
- Standard, superfast and ultra fast broadband available
- Kitchen with some white goods
- Shower room
- Electric heating, mains drainage, FTTC

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

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



A WELL PRESENTED 1 Bedroom Ground floor flat in the market town of Alford. Comprises of Kitchen with some white goods, Shower Room, open plan Lounge leading onto Bedroom. The property has electric heating. Council Tax Band: A, EPC Rating: D. Please note that the property would best suit a single occupant as it is very compact.

According to Ofcom there is standard, superfast and ultra fast available here.

Download speeds of 21MBPS, 90MBPS and 100MBPS.

There is very limited mobile coverage in the property but likely outdoor mobile coverage with different providers.

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	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 