



STEVENS PROPERTY
MANAGEMENT



Church Street, Louth, Lincolnshire

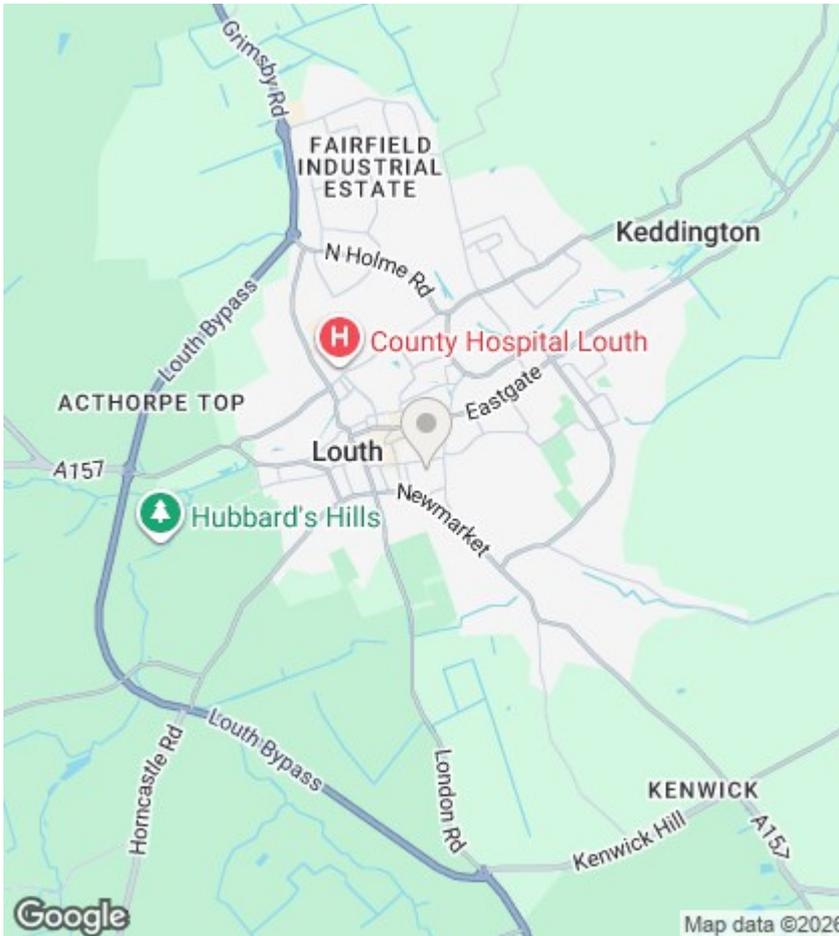
RENT £475 PCM DEPOSIT £545

COUNCIL TAX BAND A EPC 60

- Second Floor Flat
- Modern Bathroom Room
- Town Centre Location
- Standard and superfast broadband speeds available at this property.
- One Double Bedroom
- Open Plan Kitchen/Lounge
- FTTC, electric storage heaters and mains drainage.

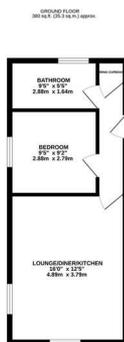
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1 bedroom second floor flat located in the HEART OF LOUTH Town Centre close to all amenities. This property briefly comprises an OPEN PLAN LOUNGE/KITCHEN with an oven, Modern Bathroom Room and One DOUBLE BEDROOM. The property is decorated neutrally.

According to OFcom there is standard and superfast broadband speeds available at this property with download and upload speeds of 16MBPS, 80MBPS and upload speeds of 1MBPS and 20MBPS.



TOTAL FLOOR AREA: 10.77 SQ METERS (115.5 SQ FT) APPROX.
 TOTAL EXTERNAL WALL AREA: 107.5 SQ METERS (1155 SQ FT) APPROX.
 TOTAL GLAZED AREA: 107.5 SQ METERS (1155 SQ FT) APPROX.

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 | | 76 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |