

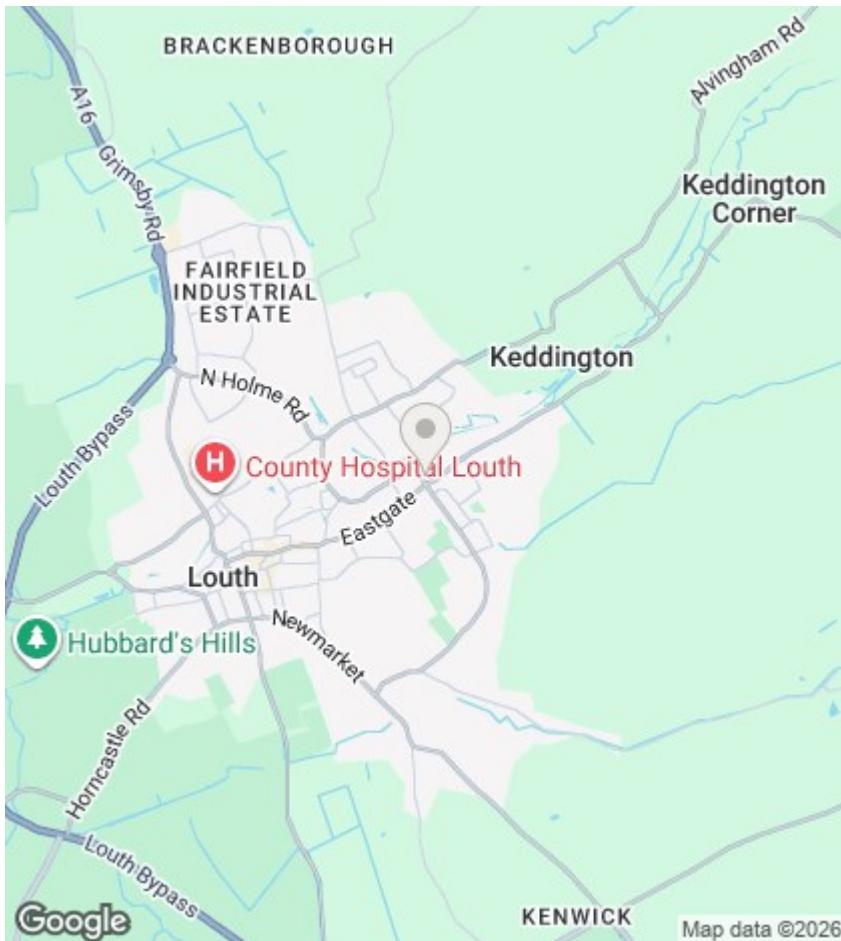


## Apartment 13, Old School Court

RENT £600 PCM DEPOSIT £690

COUNCIL TAX BAND A EPC 79

- GROUND FLOOR FLAT
- 2 BEDROOMS
- BATHROOM WITH SHOWER OVER THE BATH
- STANDARD AND SUPERFAST BROADBAND SPEED AVAILBE AT THIS PROPERTY.
- GATED COMPLEX WITH ALLOCATED PARKING
- KITCHEN DINER WITH INTEGRATED OVEN
- GAS MAINS, MAINS DRAINAGE, FFTC

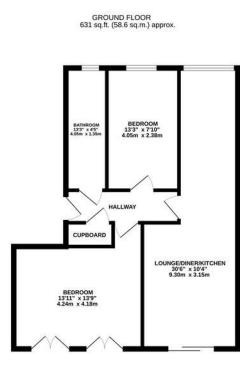


Situated in a popular ADULT ONLY block of flats in LOUTH, is this GROUND FLOOR newly decorated flat which comprises of a kitchen/diner, 2 double bedrooms and a bathroom with a shower over the bath.

The flat is situated in a gated complex and 1 allocated car parking space.

EPC 79C Council Tax band A

According to Ofcom there is Standard and Superfast broadband speed available at the property, with download speeds of 12MBPS and 80MBPS and upload speeds of 1MBPS and 20MBPS.



## 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	79	79
(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