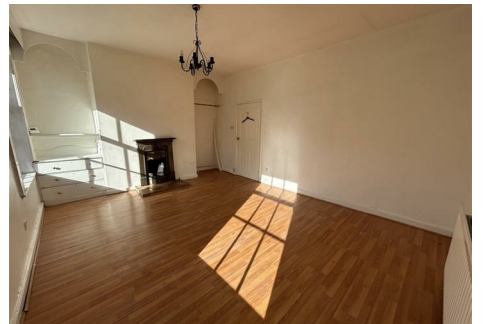




STEVENS PROPERTY
MANAGEMENT



Mercer Row, Louth

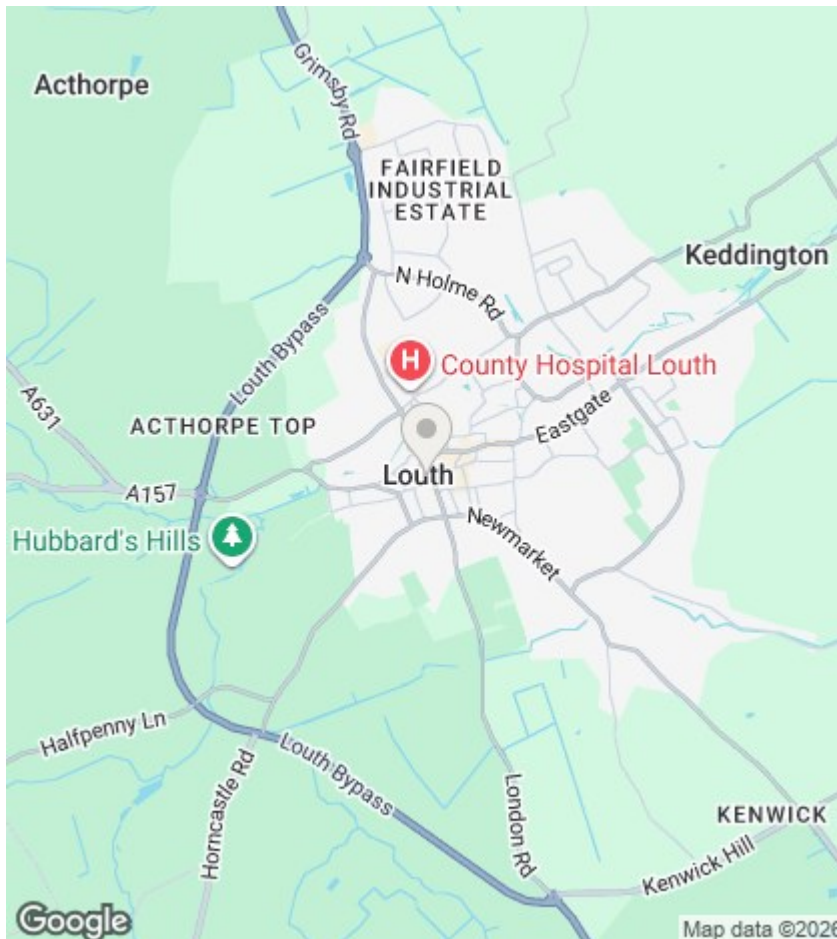
RENT £550 PCM DEPOSIT £630

COUNCIL TAX BAND A EPC 56

- TOWN CENTER LOCATION
- SPREADS OVER 2 FLOORS
- KITCHEN
- FAMILY BATHROOM
- MAISONETTE
- 2 BEDROOMS
- LIVING ROOM
- LARGE BATHROOM

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

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



A spacious and characterful MAISONETTE covering two floors in the heart of the town centre located above commercial premises. Accommodation comprises Kitchen, Living Room, First Floor Toilet, 2 Bedrooms and a family Bathroom. Gas Central Heating.

According to Ofcom there is Standard broadband availability at this property with download speeds of 19MBPS and upload speeds of 1MBPS, Ultrafast is also available with download speeds of 10000MBPS and upload speeds of 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		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	