



STEVENS PROPERTY
MANAGEMENT



Church Street, Louth

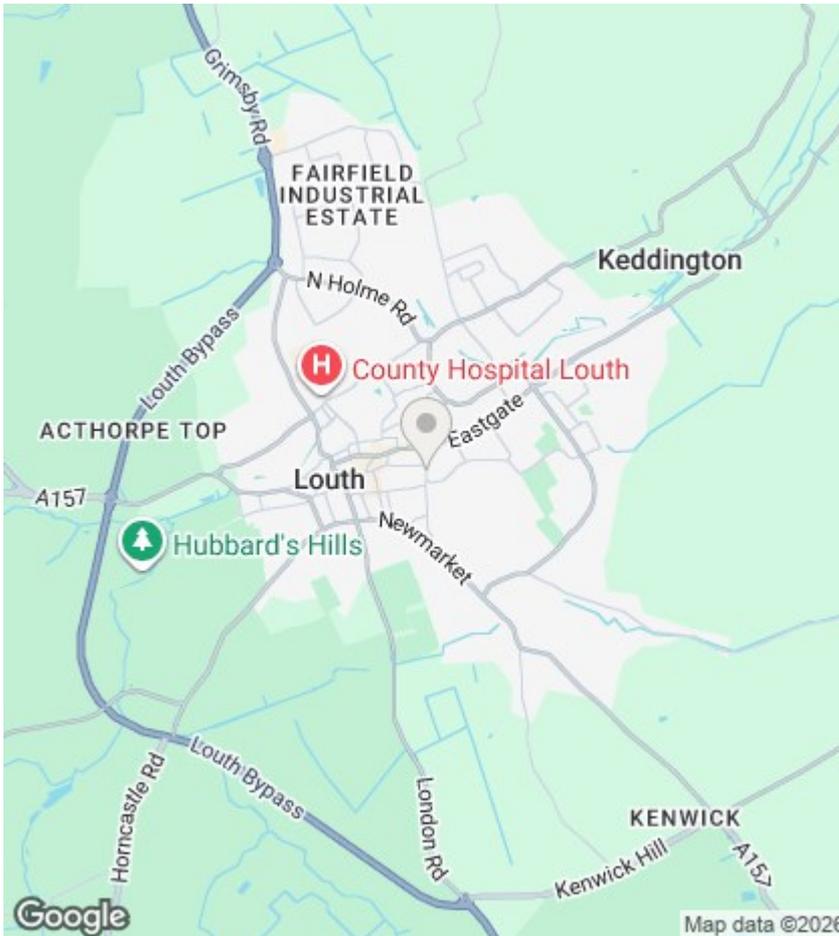
RENT £475 PCM DEPOSIT £545

COUNCIL TAX BAND A EPC 51

- First Floor Flat
- Open Plan Kitchen/Lounge Area
- Some White Goods Included
- Electric Heating
- One Double Bedroom
- Modern Throughout
- Town Centre Location
- Council Tax Band A

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NEWLY DECORATED THROUGHOUT. A modern first floor flat located within close proximity to the heart of Louth town Centre. The property comprises of an open plan kitchen/lounge with appliances including a cooker, washing machine and fridge, one double bedroom and a bathroom with a shower over the bath. Neutrally decorated throughout EPC 48 - E, Council tax band A.



TOTAL FLOOR AREA: 20.17 SQ METRES
 TOTAL EXTERIOR WALL AREA: 118.5 SQ METRES
 TOTAL GLAZED AREA: 28.5 SQ METRES
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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		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	