



STEVENS PROPERTY  
MANAGEMENT



## Lynton Parade, Grimsby

RENT £500 PCM DEPOSIT £575

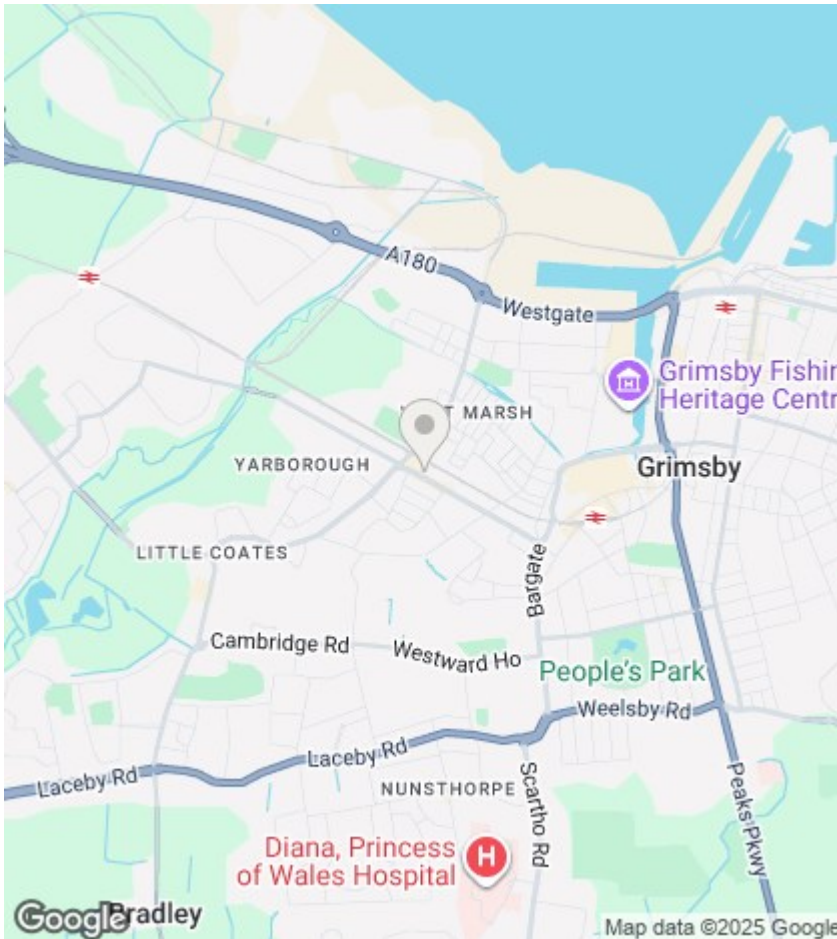
COUNCIL TAX BAND A EPC 42

- TWO BEDROOMS
- LIVING ROOM
- SITUATED OVER COMMERCIAL PREMISES
- STANDARD, SUPERFAST AND ULTRAFAST BROADBAND SPEED AVAILABLE AT THIS PROPERTY

- KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- GCH, MAINS DRAINAGE, FTTC

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Located close to all amenities this two bedroom flat comprises of a living room, two bedrooms, kitchen, bathroom (shower over bath) and benefits from a communal courtyard. Some areas within the property will be redecorated. Gas Central heating, FTTC, Council Tax Band A. EPC 42E.

Standard, superfast and ultrafast broadband speed available at this property with download speeds of 13MBPS, 74MBPS and 1800BPS, upload speeds of 1MBPS, 20MBPS and 220MBPS.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	