

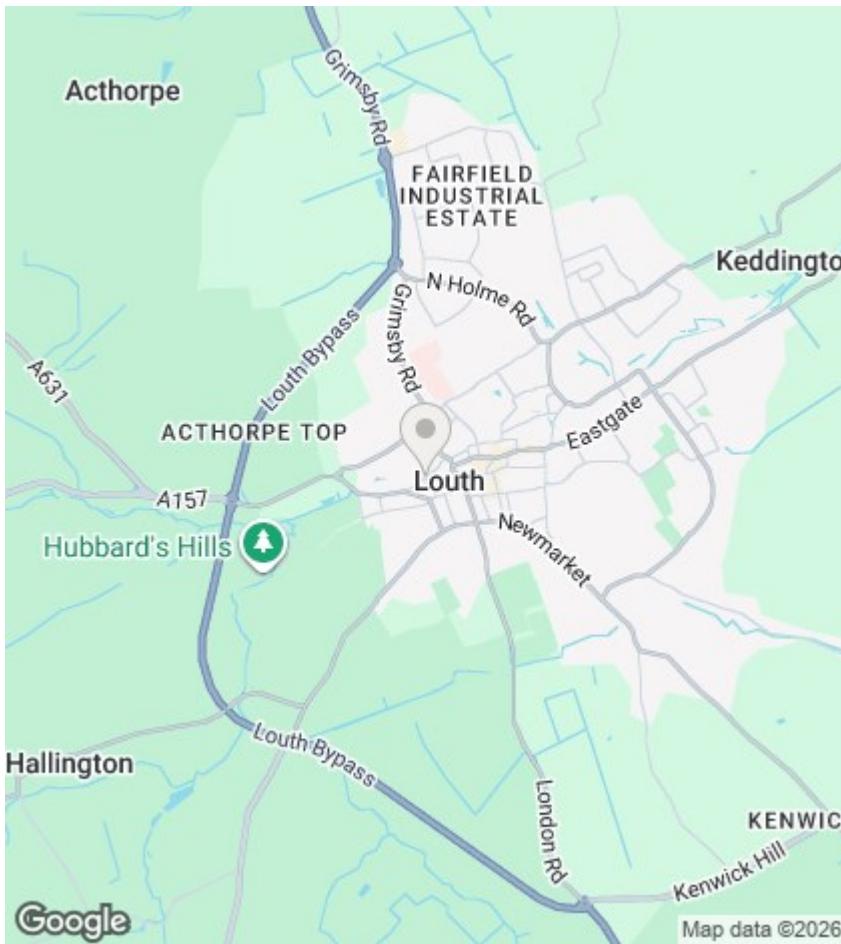


Westgate, Louth

RENT £795 PCM DEPOSIT £915

COUNCIL TAX BAND A EPC 75

- Very spacious 2 bedroom First Floor apartment
- Sympathetically restored Georgian Style throughout
- Modern Kitchen/Diner with Dining Space.
- Desirable West side of Louth location
- Allocated Parking and Single Garage
- Gas Central Heating, FTTC, Mains Drainage.



Nestled in the desirable area of Westgate, Louth, this rare to the market Georgian apartment offers a unique blend of charm and modern living. This first-floor residence features two well-proportioned bedrooms, making it an ideal choice for those seeking a comfortable space to call home.

As you enter, you are greeted by a spacious and inviting living room, perfect for relaxation or entertaining guests. The large windows allow natural light to flood the room, highlighting the apartment's character features that reflect its Georgian heritage. The kitchen/diner is thoughtfully designed, providing a delightful space for culinary creations and family meals with dining area.

The bathroom is equipped with a separate shower, ensuring convenience and comfort for all residents.

Additionally, this property includes parking for one vehicle and a single garage, a valuable asset in this sought-after location. The vibrant town of Louth, known for its rich history and community spirit, offers a variety of shops, cafes, and amenities, all within easy reach.

This Georgian apartment is not just a home; it is a lifestyle choice, combining historical elegance with modern convenience. Do not miss the opportunity to make this exceptional property your own.

According to Ofcom there is standard, superfast and ultrafast broadband speeds here with download speeds 19MBPS, 80MBPS and 2000MBPS and upload speeds of 1MBPS, 20MBPS and 2000MBPS.

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		
(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	