



STEVENS PROPERTY
MANAGEMENT



Gospelgate, Louth

RENT £450 DEPOSIT £515

COUNCIL TAX BAND A EPC 64

- Ground floor
- Neutrally decorated
- Council tax band A
- There are Standard and Superfast broadband speeds available at the property.
- Modern throughout
- Street parking further up from property
- One double bedroom

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A 1 bedroom ground flat located on the popular 'West side of Louth'. The property is neutrally decorated throughout with modern fixtures and fittings. Ideal for a single person, the property briefly comprises:- Living Room, Galley Kitchen (with cooker), 1 bedroom, bathroom with shower over bath. EPC D, Council Tax band A.

There is Standard and Superfast broadband available at the property, with download speeds of 17MBPS 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		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	