



Market Place

Louth
LN11 9NR

Monthly Rental Of £695

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Property Introduction

Available for immediate let is this recently refurbished and highly spacious two bedroom apartment set over two floors in the heart of Louth market place. Being only a short walk from the abundance of amenities in Louth centre including shops, cafe's and restaurants. The apartment is securely accessed from the rear located adjacent to the Yorkshire Trading entrance off the market place. Living accommodation is comprised of entrance, landing, spacious lounge, modern fitted kitchen and two large double bedrooms and modern shower room suite situated on the upper floor accommodation. Early internal viewings are highly recommended.

Entrance Hall

Stairs to upper floor accommodation, under stairs storage cupboard

Lounge

16' 2" x 14' 11" (4.917m x 4.550m)

Two windows to front, radiator, modern flooring

Kitchen

10' 10" x 15' 1" (3.298m x 4.610m)

Window to rear. Range of modern fitted units. Modern flooring

First Floor Landing

Leading to both bedrooms and shower room

Bedroom 1

16' 5" x 14' 11" (5.009m x 4.538m)

Two windows to front, radiator

Bedroom 2

11' 8" x 10' 4" (3.567m x 3.161m)

Window to rear, radiator

Shower Room

11' 5" x 5' 2" (3.489m x 1.567m)

Modern suite comprising walk in shower, close coupled w/c and wash hand basin. Heated towel rail

Outside

Access to the apartment is via an entrance gate located just before the entrance to Yorkshire Trading, opposite Crofts Estate Agents office. This leads to the rear access to the flat behind the shop with door opening into the stairwell leading to the living accommodation

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Immingham 01469 564294
Louth 01507 601550

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Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

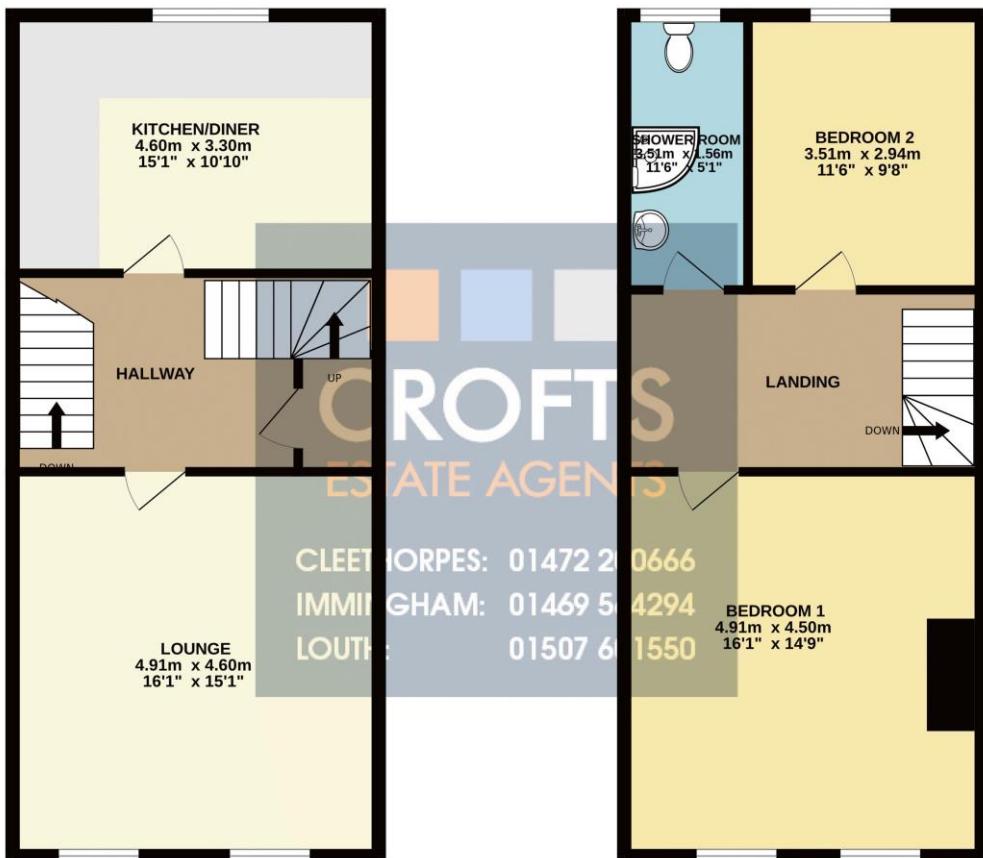
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters.



GROUND FLOOR
49.4 sq.m. (532 sq.ft.) approx.

1ST FLOOR
47.4 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA: 96.9 sq.m. (1043 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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