



STEVENS PROPERTY
MANAGEMENT



Mercer Row, Louth

RENT £475 PCM DEPOSIT £545

COUNCIL TAX BAND A EPC 56

- PRIME TOWN CENTRE LOCATION
- 1 BEDROOM
- INTEGRATED OVEN
- STANDARD
- MODERN FLAT
- KITCHEN DINER
- ELECTRIC ROOM HEATERS, FTTC, MAINS DRAINAGE

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SYMPATHETICALLY RESTORED is this 1 bedroom first floor apartment situated above the well regarded 'Cafe Nero' on Mercer Row, re-designed into a modern and well proportioned flat in a PRIME TOWN CENTRE LOCATION. Benefiting from an OPEN PLAN kitchen/living area, DOUBLE BEDROOM, and bathroom with SHOWER OVER BATH.

According to Ofcom there is standard and superfast broadband speeds available at this property with download speeds of 18MBPS and 80MBPS, upload speeds are 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		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	