



STEVENS PROPERTY
MANAGEMENT



Meridian House, Eastgate, Louth

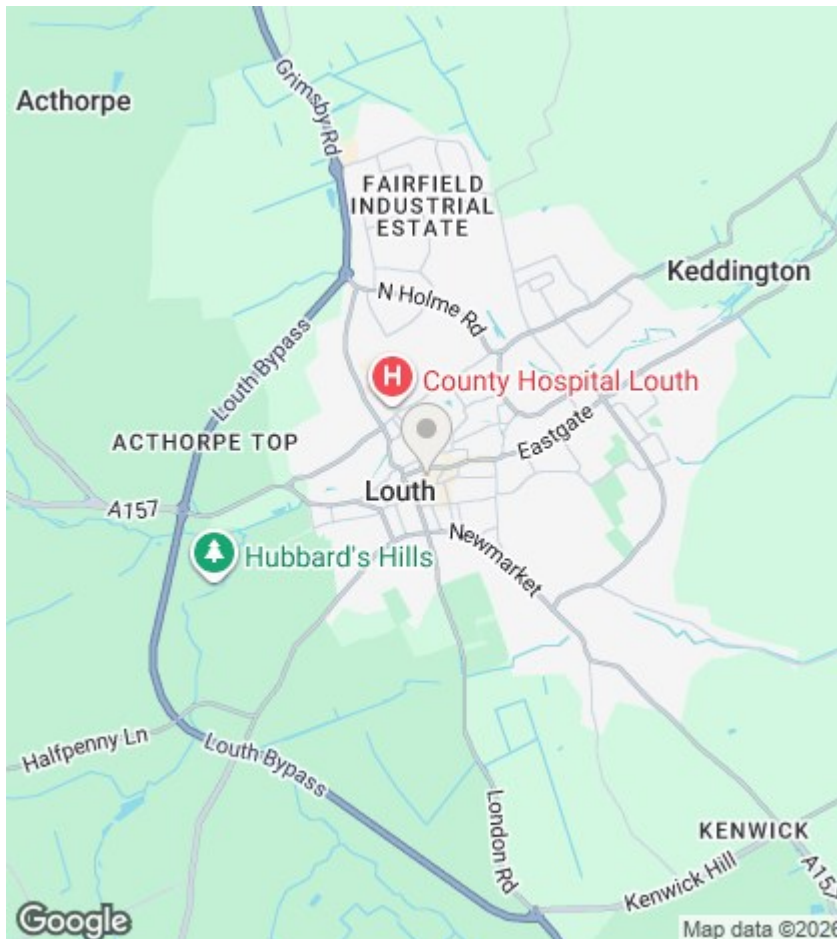
RENT £615 PCM DEPOSIT £705

COUNCIL TAX BAND A EPC 55

- Open Plan Kitchen/Living Room
- Spacious Hall Way
- Electric Heating
- 2 Double Bedrooms
- Modern Bathroom
- Water included in rent

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

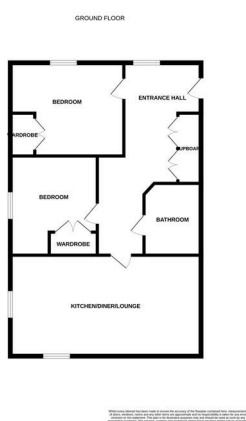
enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



WATER IS INCLUDED IN THE RENT - Located above commercial premises in 'Meridian House' is this well presented 2 double bedroom second Floor Flat in LOUTH TOWN CENTRE. OPEN PLAN KITCHEN/LOUNGE AREA, 2 DOUBLE BEDROOMS, Bathroom with Shower over Bath and SPACIOUS Hallway with cupboard space. EPC 77 C.

PLEASE NOTE THERE IS A LIFT IN THIS BUILDING FOR EASIER ACCESS TO THE FLAT

Standard and superfast broadband speeds are available at this property with download speeds of 18MBPS 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		
(55-68) D	55	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	