



STEVENS PROPERTY
MANAGEMENT



Mallard Ings, Louth

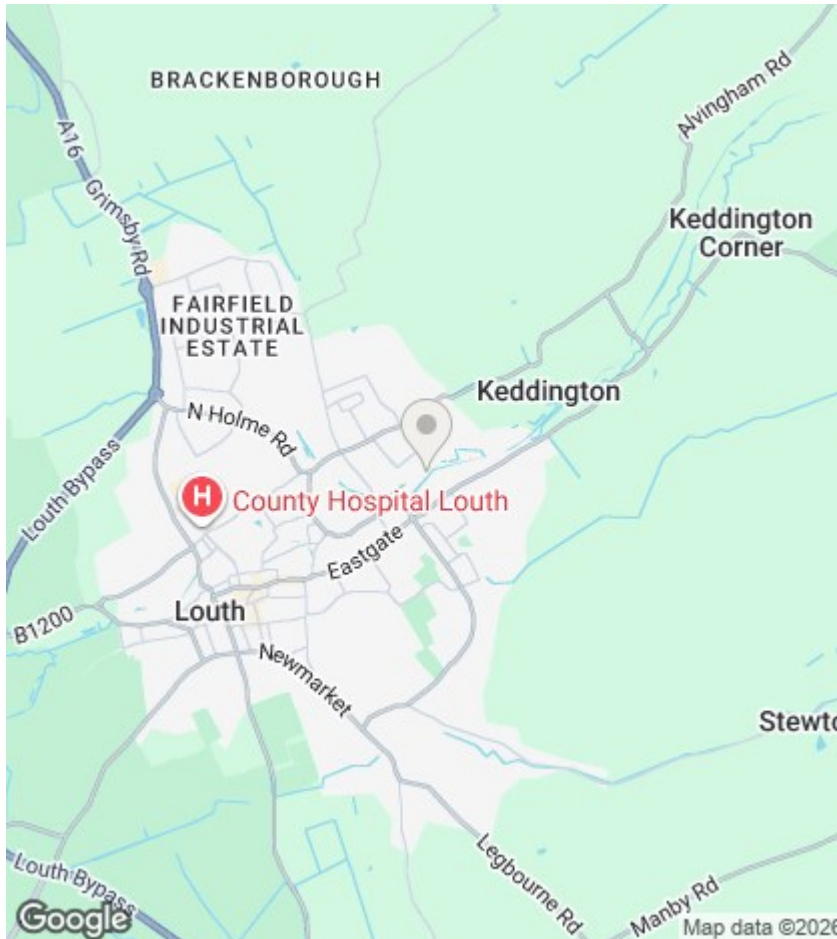
RENT £600 PCM DEPOSIT £690

COUNCIL TAX BAND A EPC 77

- GROUND FLOOR
- ENSUITE SHOWER ROOM
- NEUTRALLY DECORATED
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- STANDARD AND SUPERFAST BROADBAND SPEEDS AVAILABLE AT THIS PROPERTY.

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A GROUND FLOOR flat located close to all amenities, the property benefits from a living room, kitchen, bathroom, two bedrooms, (one with an ensuite shower room). It is neutrally decorated throughout and has one ALLOCATED PARKING SPACE. Electric storage heaters, mains drainage. EPC 71C, council tax band A.

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL AFTER THE 22ND SEPTEMBER 2026

Standard and superfast broadband speeds are available at this property with download speeds of 13MBPS 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	