

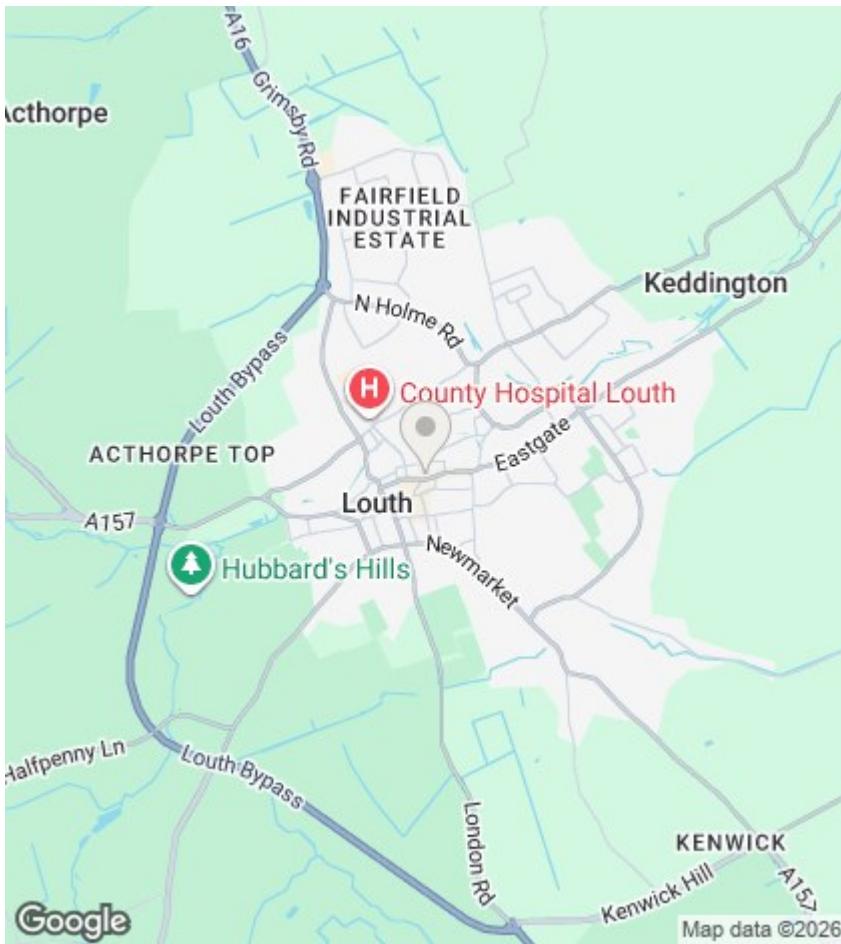


## Vickers Lane, Louth

RENT £525 PCM DEPOSIT £605

COUNCIL TAX BAND A EPC 47

- Second Floor Flat
- Open Plan Kitchen/Lounge
- Local Council Parking (Fees apply)
- Standard, Superfast and Ultrafast broadband speed available at this property.
- Two Double Bedrooms
- Bathroom with shower over the bath.
- FTTC, Electric heaters, mains drainage.



Modern and neutral throughout, this spacious and well-presented second floor flat benefits from open plan kitchen/living area, 2 double bedrooms and a bathroom. No allocated parking but a permit can be obtained for local council parking (fees may apply). EPC Rating 55 D and Council Tax Band A.

According to Ofcom there is Standard, Superfast and Ultrafast broadband available at this property with download speeds of 18MBPS, 80MBPS and 10000MBPS and Upload speeds of 1MBPS, 20MBPS and 10000MBPS.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	