



STEVENS PROPERTY  
MANAGEMENT



## James Street, Louth

RENT £565 PCM DEPOSIT £650  
COUNCIL TAX BAND A EPC 82

- Ground floor flat
- Kitchen/diner
- Street parking on a first come first serve basis.
- Standard, superfast and ultrafast broadband speeds available at this property.
- 2 bedrooms, 1 double and 1 single
- Bathroom with shower over the bath
- GCH, FTTC, mains drainage.

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A DELIGHTFUL 2 bedroom ground floor flat located within walking distance of the Town Centre of Louth and all amenities. The property benefits from a MODERN kitchen with a cooker, living room, 1 double bedroom and 1 small single bedroom and a bathroom with a shower over the bath. This ground floor flat is decorated NEUTRALLY throughout. Street parking is available on first come first serve basis. Council Tax Band A. EPC Rating 68D

According to Ofcom there is Standard, superfast and ultrafast broadband speeds at this property with download speeds of 16MBPS, 80MBPS and 2000MBPS, upload speeds of 1MBPS, 20MBPS and 2000MBPS.

### 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) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	