



STEVENS PROPERTY  
MANAGEMENT



## Eastgate, Louth

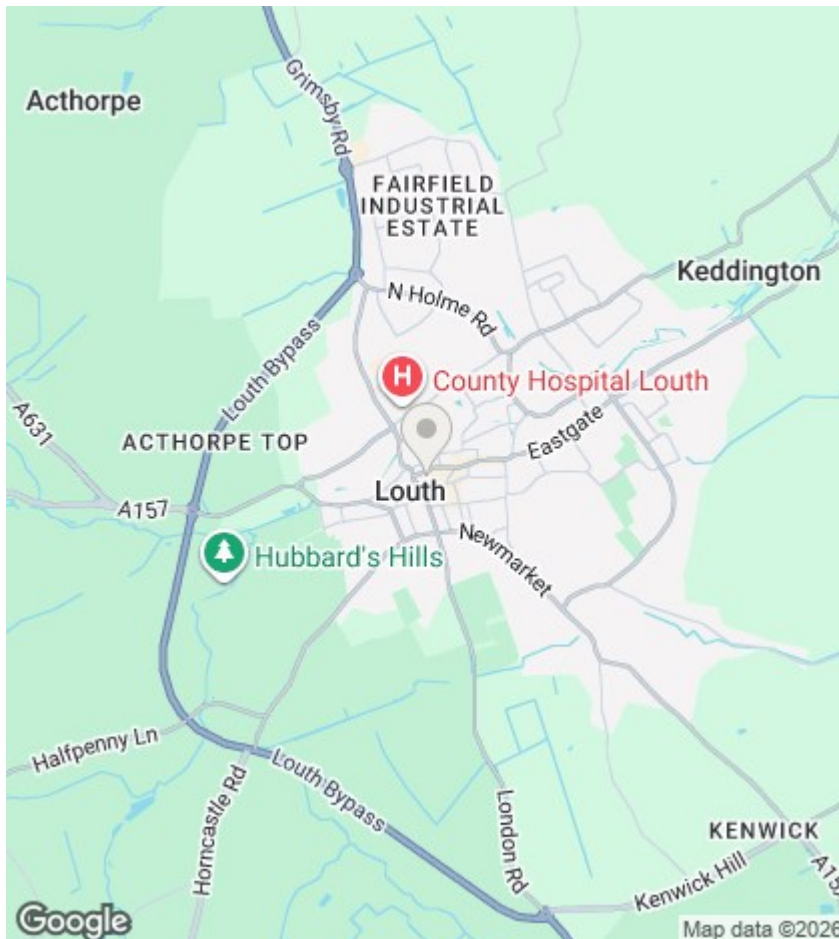
RENT £450 PCM DEPOSIT £515

COUNCIL TAX BAND A EPC 54

- First Floor Town Centre Flat
- Kitchen/diner
- Bathroom
- GCH, FTTC, Mains drainage
- 2 bedrooms
- Living room
- Parking permit available with the council
- Standard and superfast broadband speeds available at this property.

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

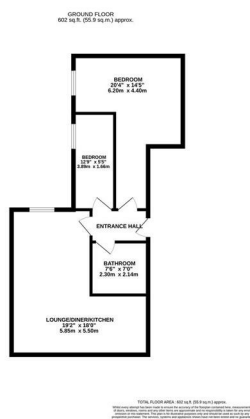
[enquiries@stevenspropertymanagement.co.uk](mailto:enquiries@stevenspropertymanagement.co.uk)  
[www.stevenspropertymanagement.co.uk](http://www.stevenspropertymanagement.co.uk)



A modern 2 bedroom first floor flat located above a commercial premises (Peacock's clothes shop). Comprising Kitchen, spacious Living Room with sky light window, 2 Bedrooms (1 double, 1 single) and modern Bathroom. The flat has the added benefit of Gas Central Heating. EPC 54E Council Tax Band A

Please be aware that this property is not available until the 23th June 2026.

According to Ofcom there is standard and superfast broadband 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 54                      | 68        |
| (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 |           |