



STEVENS PROPERTY  
MANAGEMENT



## Lumley Avenue, Skegness

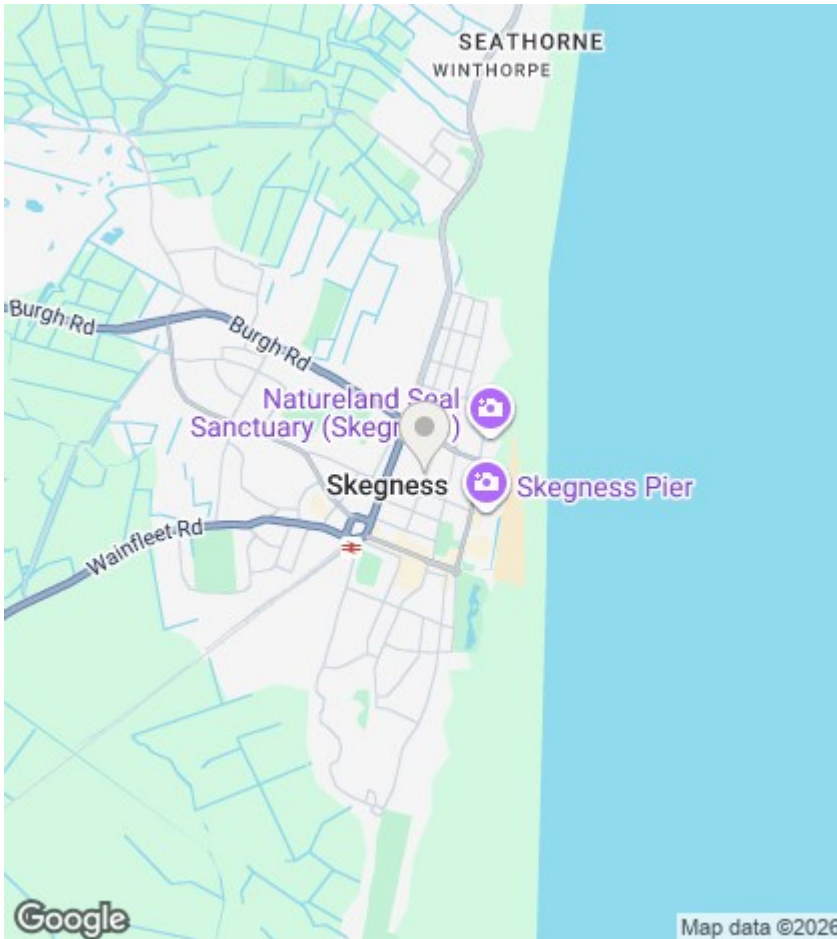
RENT £500 PCM DEPOSIT £575

COUNCIL TAX BAND A EPC 66

- Ground floor flat
- Large living room
- Shower room
- 1 Parking space
- 1 Bedroom
- Kitchen
- Rear garden
- Standard, superfast and ultrafast broadband speeds available at this property.

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Skegness welcomes this large one bedroom ground floor flat with a walk in shower, fully refurbished throughout comprises of a new kitchen, carpets, decor, paved garden and a parking space. Council Tax band is an A and EPC is 66D

According to Ofcom their is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 25MBPS, 70MBPS and 2000MBPS, upload speeds are 1MBPS, 19MBPS 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(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	