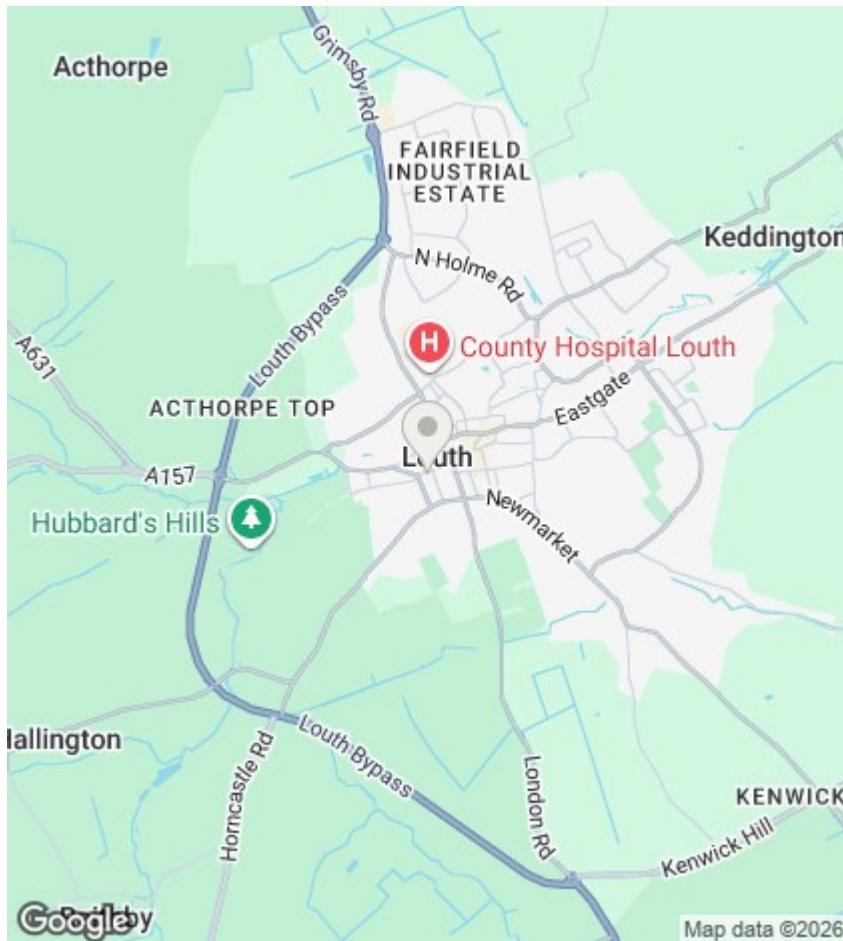


## Grosvenor Court, George Street, Louth

RENT £625 PCM DEPOSIT £720

COUNCIL TAX BAND B EPC 66

- First Floor Apartment
- Two Double Bedrooms, Kitchen/Diner
- Desirable area of Louth
- Modern interior
- Allocated Parking Space
- Night storage heater, FTTC, Mains Drainage.



A generously sized first floor apartment offers light and modern living accommodation. Comprises of a kitchen/diner, a lounge, a newly renovated bathroom with a shower over the bath and his & hers sinks, two double bedrooms and one allocated parking space. EPC rating 66 Band D, Council Tax Band B

## 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	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	