



STEVENS PROPERTY
MANAGEMENT



James Street, Louth

RENT £500 PCM DEPOSIT £575

COUNCIL TAX BAND A EPC 74

- Fitted kitchen with integrated oven
- 1 Bathroom with shower over bath
- Close to town centre
- Standard, superfast and ultra fast is available at this property.
- Open plan kitchen, living and dining area
- 1 Main bedroom
- FTTC, mains drainage, gas central heating

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A modern and economic first floor flat located within close proximity to Louth Town Centre and all amenities. Comprising of an open plan kitchen/living area, a double bedroom and a bathroom with a shower over the bath. Gas Central Heating. Council Tax Band A EPC 74C

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL AFTER THE 17TH SEPTEMBER 2026

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 17MBPS, 80MBPS and 10000MBPS. Upload speeds are 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	