



STEVENS PROPERTY  
MANAGEMENT



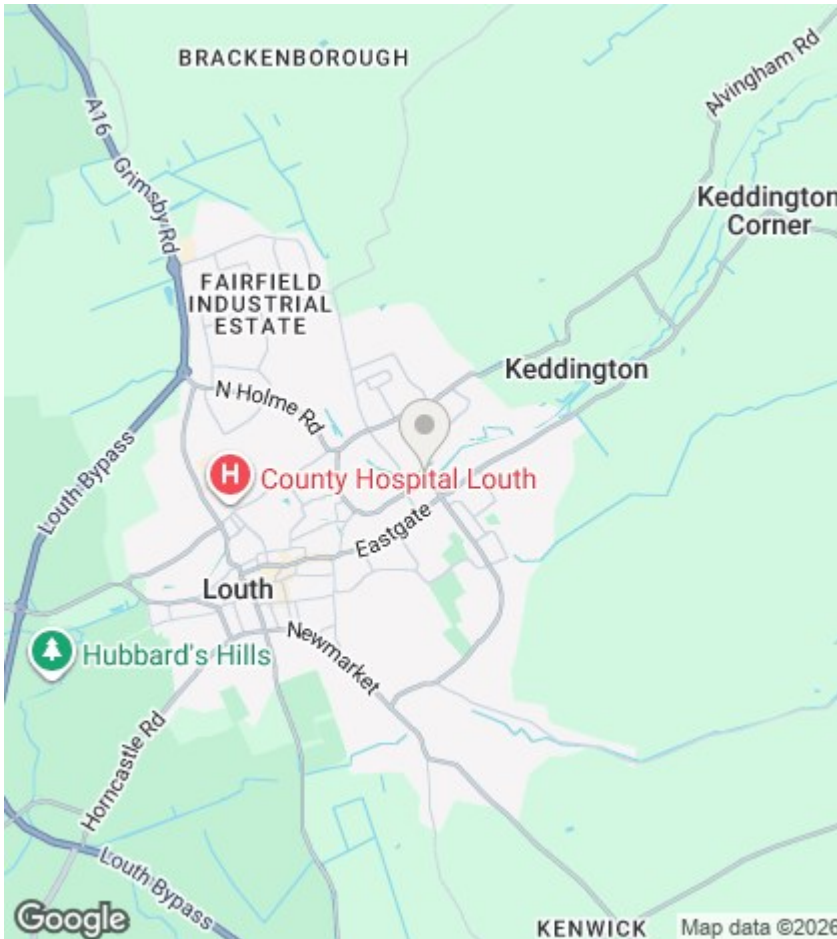
## Riverhead, Louth

RENT £525 PCM DEPOSIT £605  
COUNCIL TAX BAND A EPC 53

- First floor flat
- Kitchen with appliances
- Bathroom with shower over the bath
- GSH, Mains drainage, FTTC
- 1 Bedroom
- Large living room
- Allocated parking space
- Standard, superfast and ultrafast broadband speed available at this property.

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A One bedroom first floor RENOVATED light and bright flat, located on the outskirts of Louth town centre, with EASY ACCESS TO AMENITIES. The property benefits from a Large Living/Dining Room, Breakfast Kitchen, Bathroom (with shower over bath) and double bedroom, allocated parking. EPC rating E, Council tax band A.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 11MBPS, 20MPBS and 2000MBPS and 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

