



Bennetts Mill Close, Woodhall Spa

RENT £750 Per Calendar Month DEPOSIT £865

COUNCIL TAX BAND A EPC 74

- 2 bedroom second floor apartment
- Bathroom with shower over bath
- Located in the charismatic village of Woodhall Spa
- Council Tax Band A
- Modern open plan Kitchen/Living
- Balcony and allocated parking space
- Electric Storage Heating, FTTC, Mains Drainage
- EPC C

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

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



A 2 bedrooms modern second floor apartment within short walking distance of the main stretch of the charismatic village of Woodhall Spa. The property briefly comprises an open plan modern high gloss kitchen and living area, bathroom with shower over bath, 2 bedrooms, electric storage heating, balcony to the rear and an allocated parking space. The complex itself is well maintained with the added benefit of a lift. EPC 74C, Council Tax Band A

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	74
(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 	