



STEVENS PROPERTY  
MANAGEMENT



## Queen Street, Louth

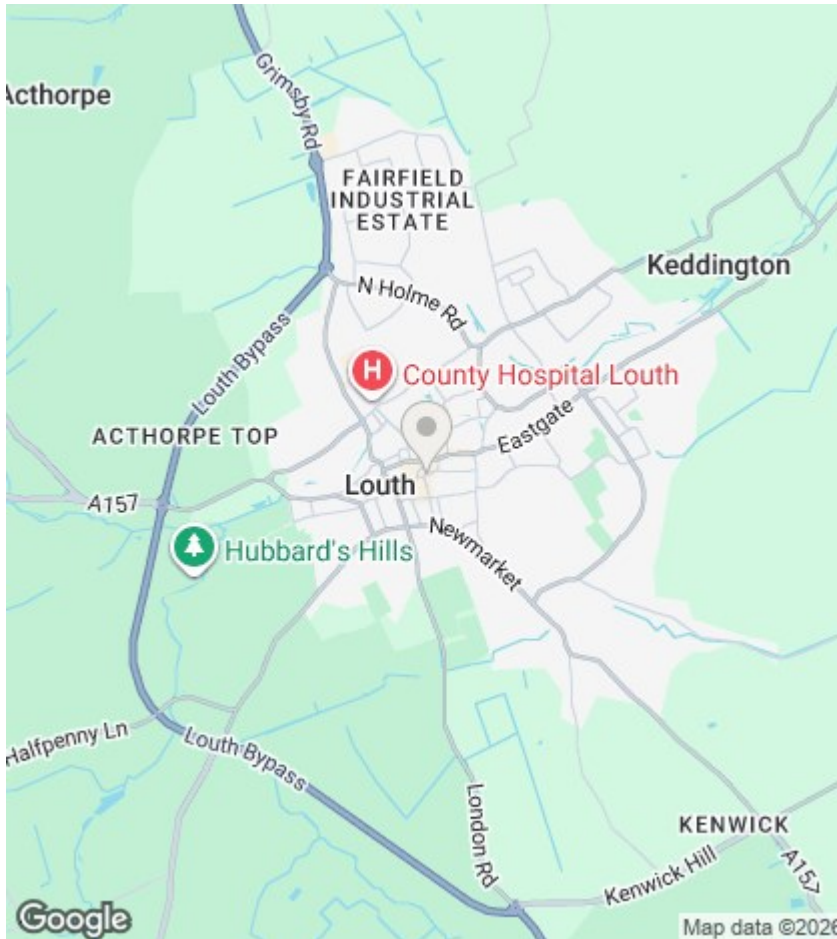
RENT £475 PCM DEPOSIT £545

COUNCIL TAX BAND A EPC 76

- NEWLY CONVERTED
- NEUTRAL DECOR THROUGHOUT
- GAS CENTRAL HEATING
- FITTED KITCHEN AREA
- BATHROOM
- TOWN CENTRE LOCATION
- MODERN INTERIOR
- OPEN PLAN LIVING AREA
- DOUBLE BEDROOM

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01507 605 721

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[www.stevenspropertymanagement.co.uk](http://www.stevenspropertymanagement.co.uk)



We are pleased to offer this one bedroom flat benefitting from the following:-

TOWN CENTRE LOCATION, NEUTRAL DECOR THROUGHOUT, MODERN AND HIGH SPEC INTERIOR FINISH, ALL GAS CENTRAL HEATING SYSTEM AND INSULATION. EPC Rating 76C, Council Tax Band A

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL 30TH SEPTEMBER 2026

According to Ofcom, there is standard, superfast and ultrafast broadband speeds with download speeds of 17Mbps, 80Mbps and 10000Mbps. And upload speeds of 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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 76                                                                                                            | 76        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (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  |           |