



STEVENS PROPERTY
MANAGEMENT



Station House, Parsons Halt

RENT £495 PCM DEPOSIT £571

COUNCIL TAX BAND A EPC 62

- Top Floor Characterful 1 bedroom flat.
- Spacious Living Area with beams
- Parking and communal gardens.
- Modern Kitchen with White Goods
- Double Bedroom

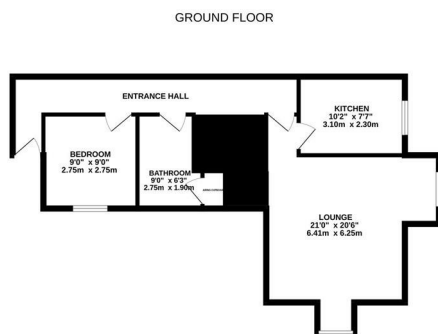
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A one bedroom top floor apartment located in the 'Old Station House' complex within walking distance to Louth Town Centre. The property is located on the top floor and so boasts characterful features such as sloped ceilings and beams, with modern fixtures and fittings. Comprising of a modern kitchen including white goods, spacious living room, one double bedroom and bathroom (no shower). Off Road parking. Council Tax Band A

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 16MBPS, 80MBPS and 1800MBPS, upload speeds are as followed, 1MBPS,20MBPS and 220MBPS.



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	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	