



STEVENS PROPERTY  
MANAGEMENT



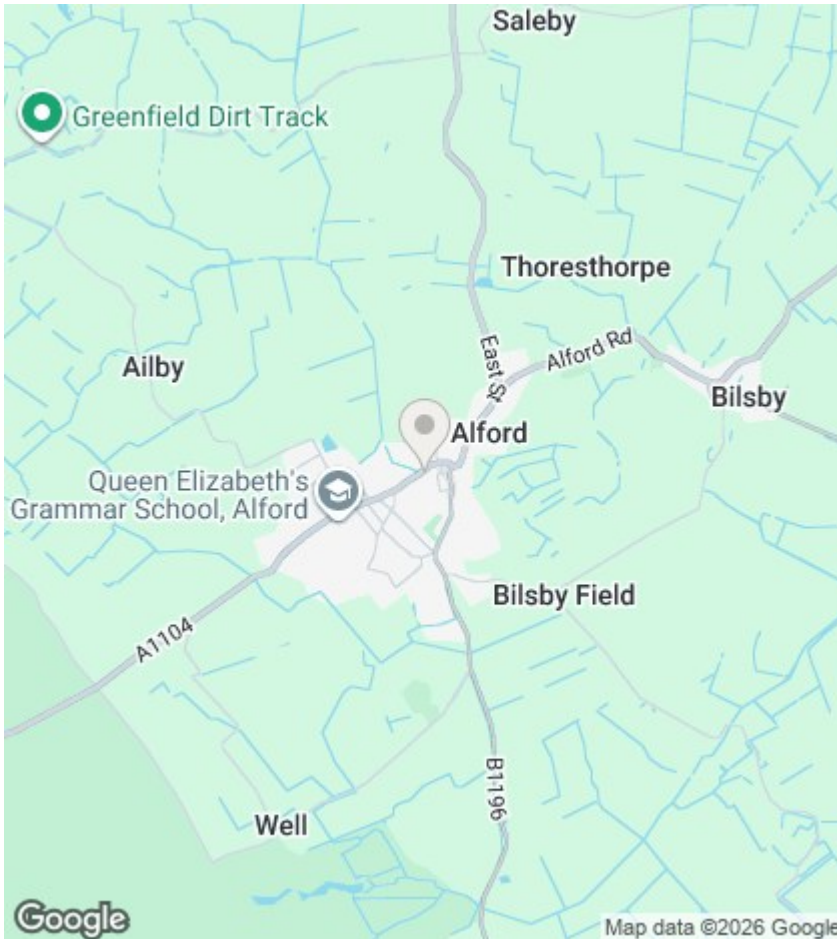
## West Street, Alford

RENT £425 PCM DEPOSIT £490  
COUNCIL TAX BAND A EPC 59

- First floor flat
- Kitchen/diner
- No parking available
- EPC C and Council Tax A
- 1 Bedroom
- Kitchen includes oven
- Electric storage heaters FTTC, mains drainage
- Standard, superfast and ultrafast broadband speeds available at this property.

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

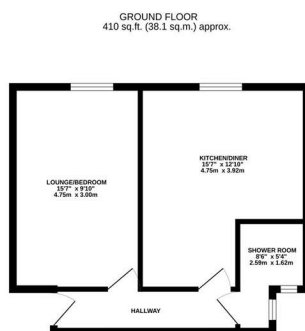
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A WELL MAINTAINED and light one bedroom first floor flat in a charming converted building in the heart of the market town of Alford. Accommodation comprises GENEROUS double bedroom, open plan Kitchen/Living Room and a Shower Room. The property has views of the famous Alford Manor House and is ideal for a single occupant. EPC Rating 70C Council tax band A.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 17MBPS, 80 MBPS and 1000MBPS, upload speeds are as follows, 1MBPS, 20MBPS and 1000MBPS.

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL AFTER THE 15TH JULY 2026.



THIS FLOOR PLAN IS A GUIDE ONLY. ALL DIMENSIONS ARE APPROXIMATE. THE AGENT ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE AGENT'S SERVICES ARE PROVIDED ON AN 'AS IS' BASIS. THE AGENT'S SERVICES ARE PROVIDED ON AN 'AS IS' BASIS. THE AGENT'S SERVICES ARE PROVIDED ON AN 'AS IS' BASIS.

## 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>		75
(55-68) <b>D</b>	59	
(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	