



STEVENS PROPERTY  
MANAGEMENT



## Old School Court, Louth

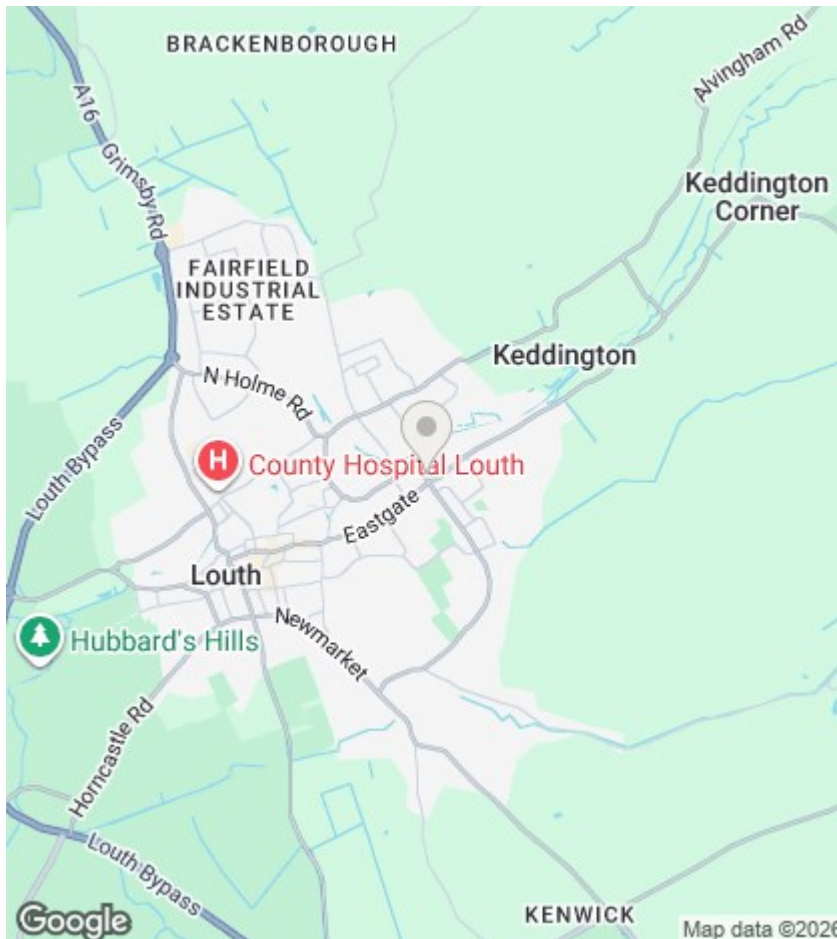
RENT £650 PCM DEPOSIT £750

COUNCIL TAX BAND A EPC 63

- PENTHOUSE WITH VIEWS OF LOUTH
- 2 BEDROOMS
- OPEN PLAN LIVING/KITCHEN
- GATED COMPLEX
- BLOCK INCLUDES A LIFT
- BATHROOM
- 1 ALLOCATED CAR PARKING

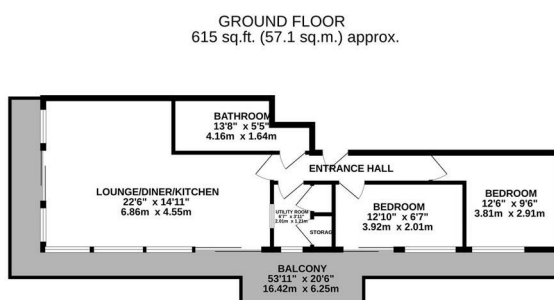
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**PENTHOUSE APARTMENT WITH LOVELY VIEWS** of Louth's skyline - this top floor flat is ideal for a professional. Comprising 2 Bedrooms, open plan Kitchen/Lounge, Bathroom and 1 **ALLOCATED PARKING SPACE** and located within secure gated complex. Property has the added bonus of a balcony. The building also has lift access. Council Tax Band A, EPC D.

According to Ofcom there is standard and superfast broadband speeds available at this property with download speeds of 15MBPS and 80MBPS. Uploads speeds are as followed 1MBPS and 20MBPS.



TOTAL FLOOR AREA: 855 sq.ft. (79.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the information contained herein, measurements of space, including those given for the purpose of the above, are not intended to be used for any purpose other than as a guide. This plan is for illustrative purposes only and should not be used as such for any other purpose. The layout, fixtures and fittings shown are not intended to be used as such for any other purpose. The layout, fixtures and fittings shown are not intended to be used as such for any other purpose. The layout, fixtures and fittings shown are not intended to be used as such for any other purpose.

## 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>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      | 65        |
| (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 |           |