



STEVENS PROPERTY
MANAGEMENT



Station House, Parsons Halt

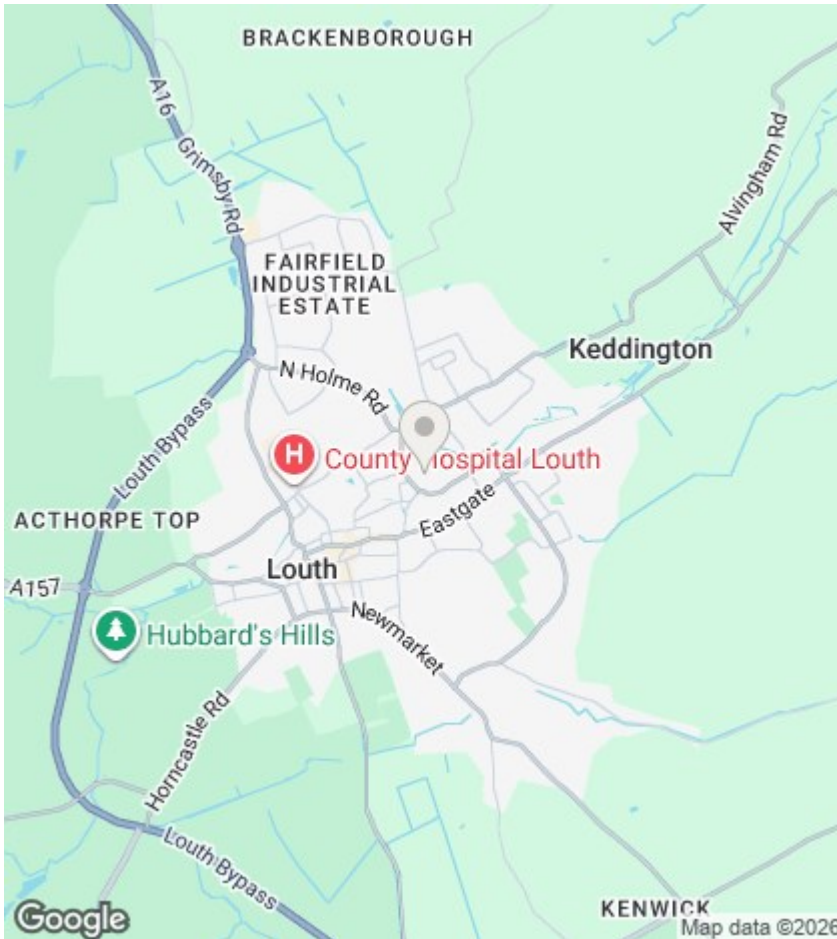
RENT £475 PCM DEPOSIT £545

COUNCIL TAX BAND A EPC 46

- Top floor flat in The Old Station House
- Kitchen/living room
- Living room boasts of a fireplace
- Communal carpark
- 1 Bedroom
- Cooker included in kitchen
- 1 Shower room
- Standard and superfast broadband speeds available at this property.

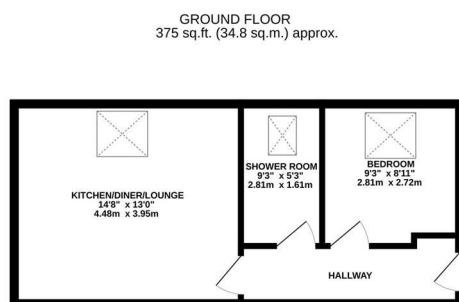
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The Old Station House of Louth welcomes you this 1 bedroom top floor flat. This cozy flat comprises of 1 bedroom which would be ideal for a single occupancy, a kitchen/living room which includes a cooker and an electric fireplace, finally a small in size but efficient shower room. Unfortunately this building has no lift access.

According to Ofcom there is standard and superfast broadband speeds available at this property with download speeds of 16MBPS and 80MBPS and upload speeds of 1MBPS and 20MBPS.



TOTAL FLOOR AREA: 375 sq.ft. (34.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the information provided, Stevens Property Management Ltd does not accept any liability for any errors or omissions. The plan for this property only has been drawn up on the basis of the information provided. The plan is not intended to be used as a basis for any other purpose. The plan is not intended to be used as a basis for any other purpose. The plan is not intended to be used as a basis 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	