



STEVENS PROPERTY
MANAGEMENT



Queen Street, Louth

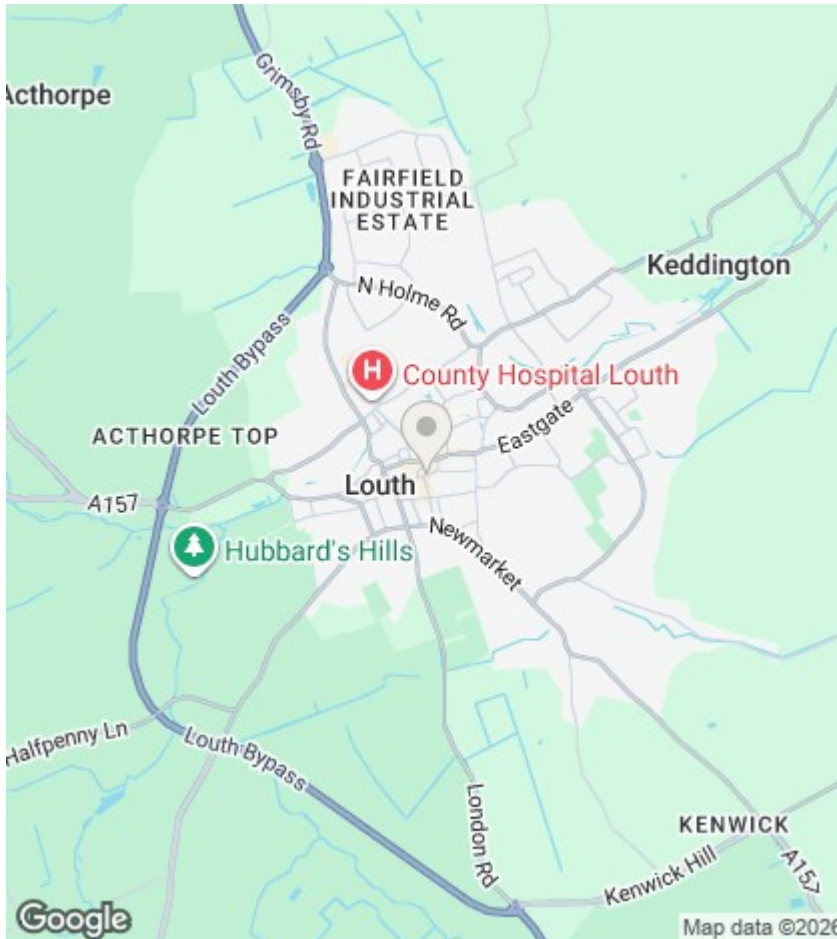
RENT £495 PCM DEPOSIT £570

COUNCIL TAX BAND A EPC 76

- TOWN CENTER LOCATION
- 1 BEDROOM
- BATHROOM WITH SHOWER OVER THE BATH
- CTB A EPC C
- FIRST FLOOR
- KITCHEN/LIVING ROOM
- MAINS DRAINAGE, GCH, FTTC

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NOT TO BE MISSED, this first floor flat in a TOWN CENTER LOCATION which is only a stones throw away from the local shops. The flat comprises of 1 large bedroom, kitchen/living room and bathroom with shower over the bath.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 17MBPS, 80MBPS 10000MBPS. Upload speeds are as followed 1MBPS, 20MBPS and 10000MBPS

THE AVAILABLE DATE FOR THIS PROPERTY IS SUBJECT TO CHANGE - for more information please contact the office.

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	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	