



STEVENS PROPERTY  
MANAGEMENT



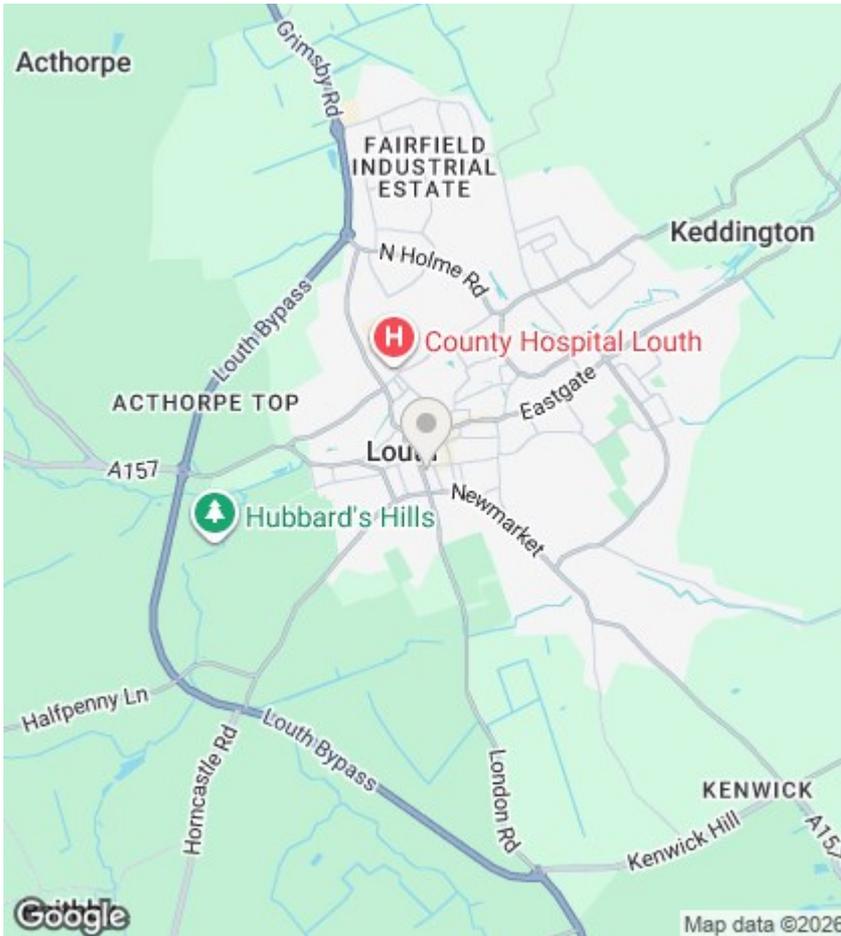
## Kidgate, Louth

RENT £395 PCM DEPOSIT £455  
COUNCIL TAX BAND A EPC 48

- First Floor Flat
- One Double Bedroom
- Bathroom with a Shower Over Bath
- Standard and super fast broadband speed at this property
- Spacious Kitchen/Lounge
- Neutral Decor Throughout
- £25 water bill charge on top of rent amount.

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A first floor flat located just a stone's throw from Louth Town Centre & all amenities. Comprising of a spacious kitchen/diner, living room, one double bedroom, a bathroom with a shower over the bath, built in storage. EPC Rating 48 Band E.

A £25 water charge is applicable on top of the monthly rent.

According to Ofcom there is Standard and Superfast broadband speeds available at this property with download speeds of 18MBPS, 80MBPS and upload speeds of 1MBPS and 20MBPS.

### 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

