



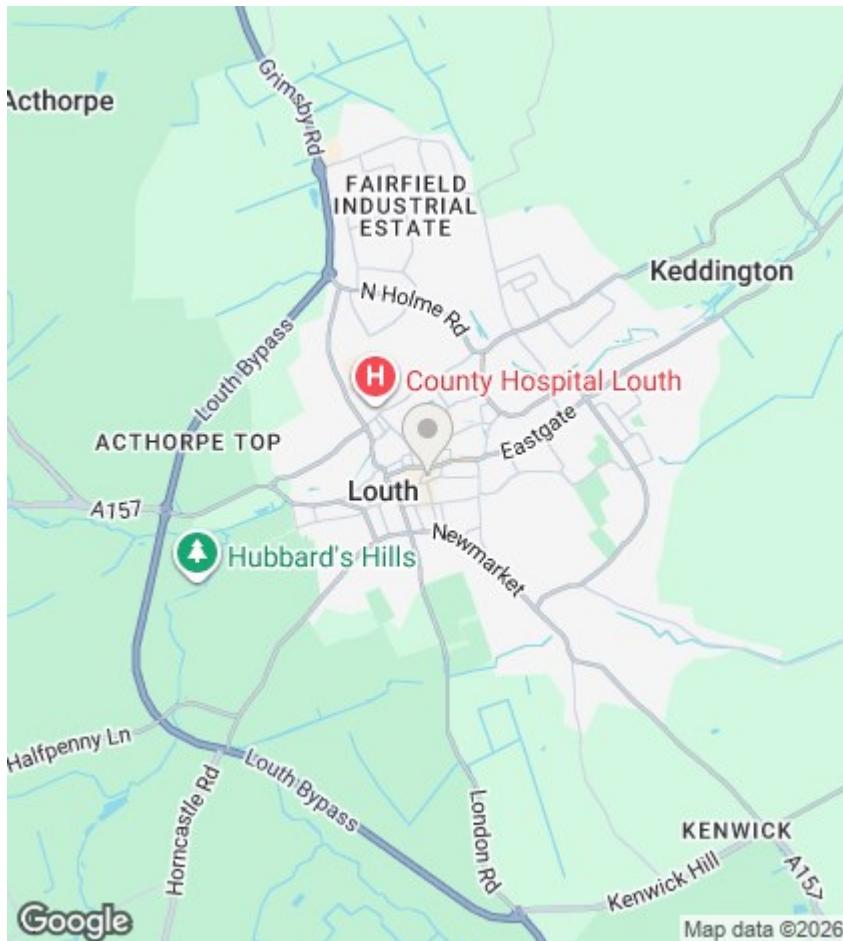
## Vickers Lane, Louth

RENT £525 PCM DEPOSIT £605

COUNCIL TAX BAND A EPC 50

- First Floor Flat
- Two Double Bedrooms
- Modern
- FTTC, electric heaters and mains drainage.

- Town Centre Location
- Open Plan Kitchen/Living Area
- Two Shower Rooms



Generously sized & recently renovated first floor flat, finished to a very high specification. The flat comprises of a modern open plan Kitchen/Living area, 2 DOUBLE BEDROOMS, one en-suite shower room and second shower room. Viewing highly recommended. EPC Rating 50 Band E. Council tax Band A. \*\*\* PARKING PERMIT AVAILABLE\*\*\*

## 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		78
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	