



STEVENS PROPERTY
MANAGEMENT



Old School Court, Louth

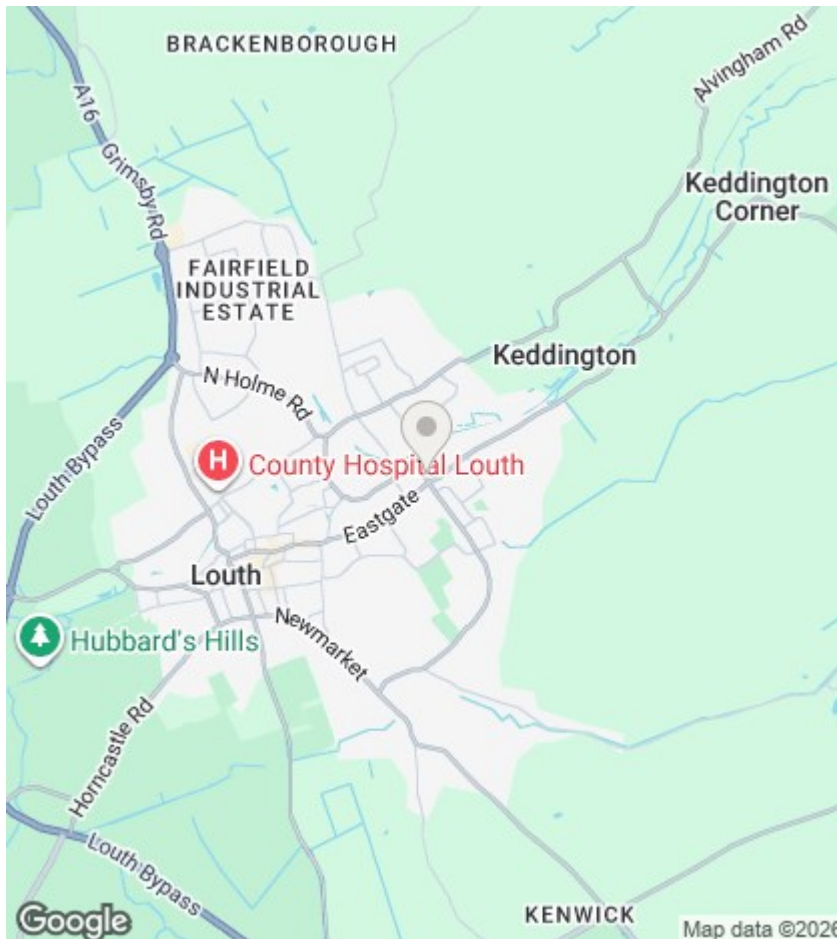
RENT £600 PCM DEPOSIT £690

COUNCIL TAX BAND A EPC 86

- 2 Bedrooms
- Modern Kitchen
- Secure Complex
- Second Floor Flat
- Shower over Bath
- Allocated Parking

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



Welcome to this desirable second-floor apartment located in the desirable Old School Court, Louth. Nestled within a secure electric gated complex, this modern property offers both comfort and peace of mind.

The apartment features an open plan Kitchen/Living area, two well-proportioned bedrooms and a bathroom (with shower over bath) providing ample space for any individual/ couple wanting a comfortable living environment. One of the standout features of this property is the allocated parking space, which is a rare find in such a central location. This added convenience allows for hassle-free parking, making it ideal for those who commute or enjoy the local amenities.

In summary, this delightful apartment in Old School Court presents an excellent opportunity for those seeking a modern home in a secure environment. With its two bedrooms, light-filled reception room, and allocated parking, it is sure to appeal to a wide range of renters. Do not miss the chance to make this lovely apartment your new home.

According to Ofcom there is standard, superfast and ultrafast broadband speeds of 15MPBS and 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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 	