



STEVENS PROPERTY
MANAGEMENT



Heneage Road, Grimsby

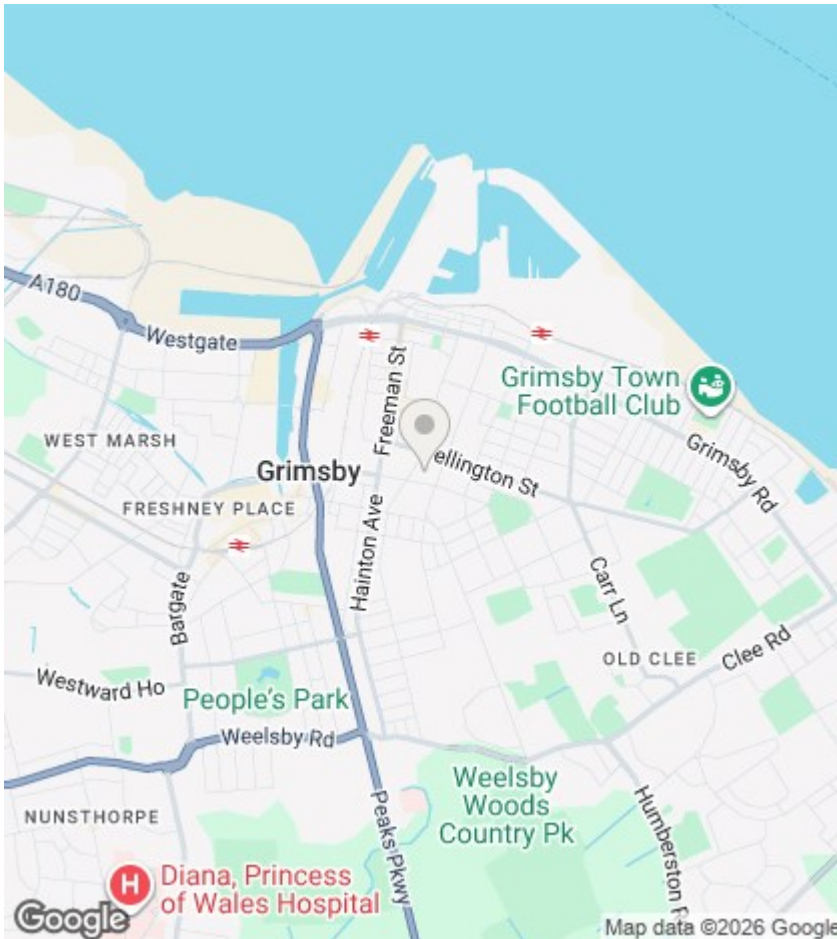
RENT £550 PCM DEPOSIT £630

COUNCIL TAX BAND A EPC 81

- Ground Floor Apartment
- Two Double Bedrooms
- Parking available in the communal carpark
- Standard and ultrafast broadband speeds available at this property.
- Open Plan Kitchen/Living Area
- Shower room (no bath)
- GCH, mains drainage, FTTC

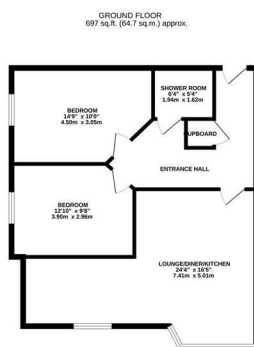
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A modern two bedroom GROUND FLOOR apartment with a SPACIOUS OPEN PLAN kitchen/living area with a built-in oven, TWO DOUBLE BEDROOMS and a shower room (no bath or steps) & OFF STREET PARKING in a professional apartment block. NEUTRAL DECOR AND HIGH SPEC FINISH. EPC Rating 78 Band C

According to Ofcom there is standard and ultrafast broadband speeds available at this property with download speeds of 16MBPS and 10000MBPS and upload speeds of 1MBPS and 10000MBPS



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	81	81
(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	