



STEVENS PROPERTY
MANAGEMENT



Meridian House, Louth

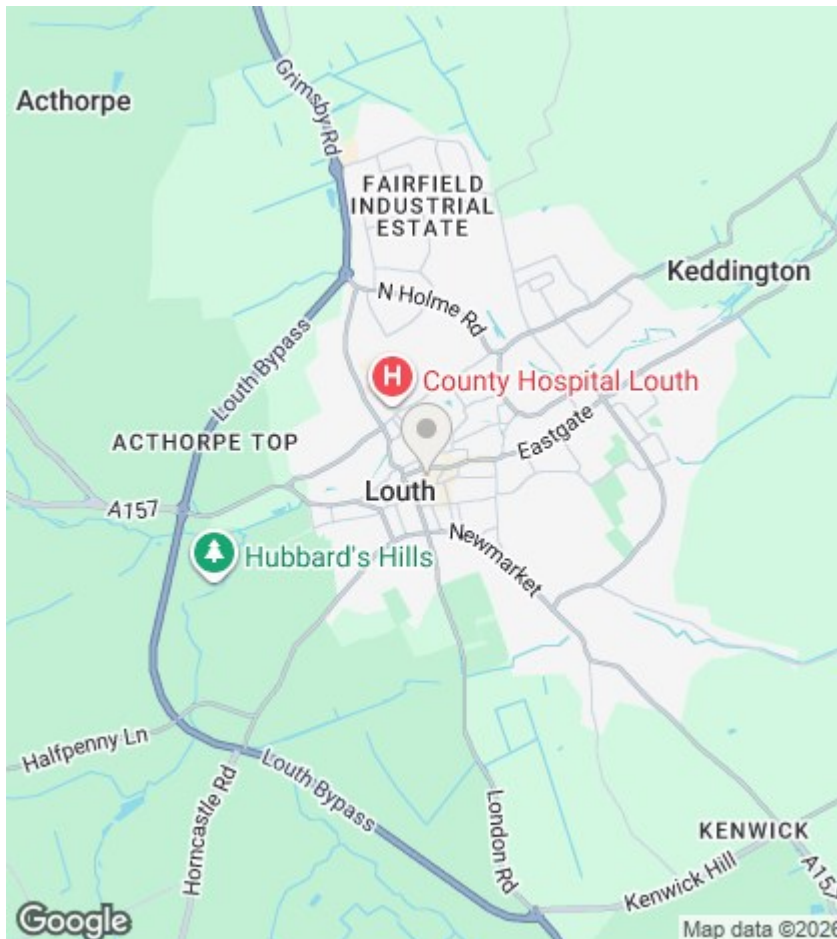
RENT £585 PCM DEPOSIT £675

COUNCIL TAX BAND A EPC 59

- Appliances included
- 2 Double bedrooms
- Kitchen/ living room
- Standard and superfast broadband speeds available at this property.
- First Floor flat
- Modern throughout
- CTB A, EPC 59

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Located above commercial premises is this well appointed RECENTLY CONVERTED 2 bedroom First Floor Flat in LOUTH TOWN CENTRE. Fresh and Modern featuring OPEN PLAN KITCHEN/LOUNGE AREA, 2 Double Bedrooms, built-in storage and Bathroom with Shower over Bath. Council Tax Band A, EPC 69D WATER INCLUDED IN MONTHLY RENT.

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

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL THE 8TH JULY.

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		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	