



STEVENS PROPERTY
MANAGEMENT



Grosvenor Court, Gospelgate

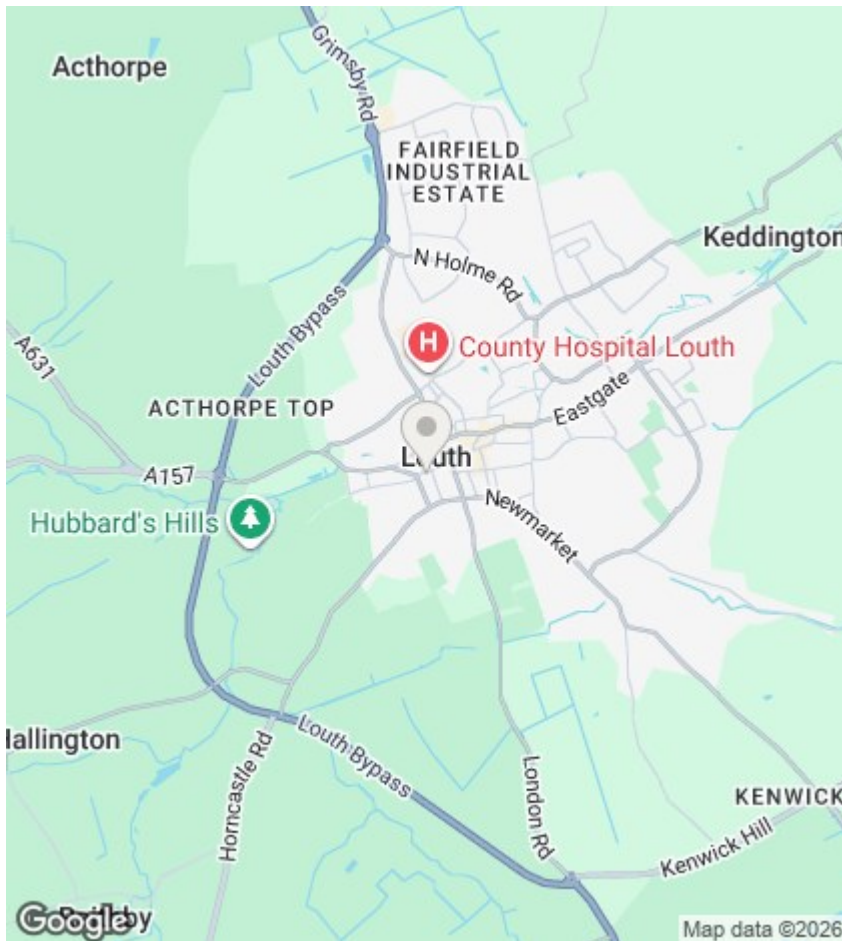
RENT £695 PCM DEPOSIT £795

COUNCIL TAX BAND B EPC 70

- 3 Storey property
- Large reception room
- 2 double bedrooms
- Family bathroom (shower over the bath)
- Garage
- Ground floor reception room, toilet and wash room
- Kitchen with oven and fridge
- One bedroom with church view, other with storage cupboard
- Private courtyard

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Louth welcomes you this 3 storey town house which is a stone's throw away from the town center. As you walk in you are greeted by an entrance hallway, toilet and reception room with wash room. The first floor has a large reception room and a u-shaped kitchen which has an integrated fridge and oven. Second floor comprises of 2 double bedrooms and a family bathroom with shower over the bath. There is no parking space with the property however the integral garage makes parking safe and easy. The property also boasts of a private courtyard.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 18MBPS, 80MBPS, 1800MBPS and upload speeds of 1MBPS, 20MBPS and 220MBPS

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		83
(69-80) C	70	
(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 	