



**Fairfax Street, Witham View**

**£795 Per Month**

  
**MARTIN&CO**

Fairfax Street, Witham View

Apartment

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 7th October 2024

Deposit: £917

Unfurnished

- 2 Double Bedrooms
- Family Bathroom
- En-Suite
- Fitted Kitchen
- City Location
- Allocated parking
- Council Tax - A
- EPC - C

Modern purpose built 2 bedroom second floor apartment with central heating, double glazing and spectacular views. It is situated close to the city centre, has master bedroom with en-suite, 2nd bedroom and bathroom. Fitted kitchen with washing machine, fridge, oven, hob and extractor. Lounge overlooking river. This property is available for long term tenancy if required. Allocated parking space.



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Unfortunately pets and smokers cannot be accepted in this property

Length of tenancy - 12 months tenancy  
Council tax band - A - Lincoln City council

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast -  
Ultrafast 1000 mbps  
Mobile (based on calls indoors)  
O2 EE Three Vodafone  
Satellite & Cable TV Availability  
BT & SKY



Energy Efficiency Rating	
Current	Potential
	81
71	

Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	75
74	

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(81-91) B  
(69-80) C  
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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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**01522 503727**  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.