



The Park, Lincoln

£1,100 PCM


MARTIN & CO

The Park, Lincoln

House - Townhouse

3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 10th February
2025

Deposit: £1,269

Unfurnished

- Recently Refurbished
- Fitted Kitchen with Appliances
- Cellar
- Four Piece Bathroom
- Rear Garden
- Permit Parking
- City Centre Location
- Close to Local Amenities
- EPC - D
- Council Tax Band - A

Three storey town house centrally positioned in Lincoln city centre within walking distance to all local amenities. Comprising internally of a cellar, living room, fully fitted kitchen with a range of appliances, three bedrooms and a family bathroom. Enclosed garden and permit parking.



Recently refurbished three storey town house centrally positioned in Lincoln city centre within walking distance to all local amenities. Comprising internally of a cellar, living room, fully fitted kitchen with a range of appliances, three bedrooms and a family bathroom. Enclosed garden and permit parking.

Pets may be considered on a case by case basis.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy.

Council tax band - A - Lincoln City Council

EPC Rating - D

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

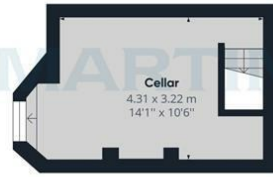
Ultrafast 10000 mbps

Mobile (based on calls indoors) o2, EE, Three
Satellite & Cable TV Availability BT, SKY



Energy Efficiency Rating		
	Current	Potential
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		
		88
	62	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
87.35 m²
940.24 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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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.