



Fairfax Street, Lincoln, LN5

£750 PCM


MARTIN&CO

Fairfax Street, Lincoln, LN5

Apartment

2 Bedrooms, 2 Bathroom

£750 PCM

Date Available: 1st February
2024

Deposit: £865

Unfurnished

- Two Bedrooms
- Ensuite and Family Bathroom
- Fitted Kitchen with Appliances
- Lounge
- Secure Intercom Entry
- Rear views of the River Witham
- EPC - B
- Council Band - B

Modern Two Bedroom Ground Floor Apartment with views of the River Witham to the rear. Fitted kitchen with appliances, two bedrooms, master with ensuite and a family bathroom. Allocated parking for one vehicle plus on street parking also available. 12 month tenancy



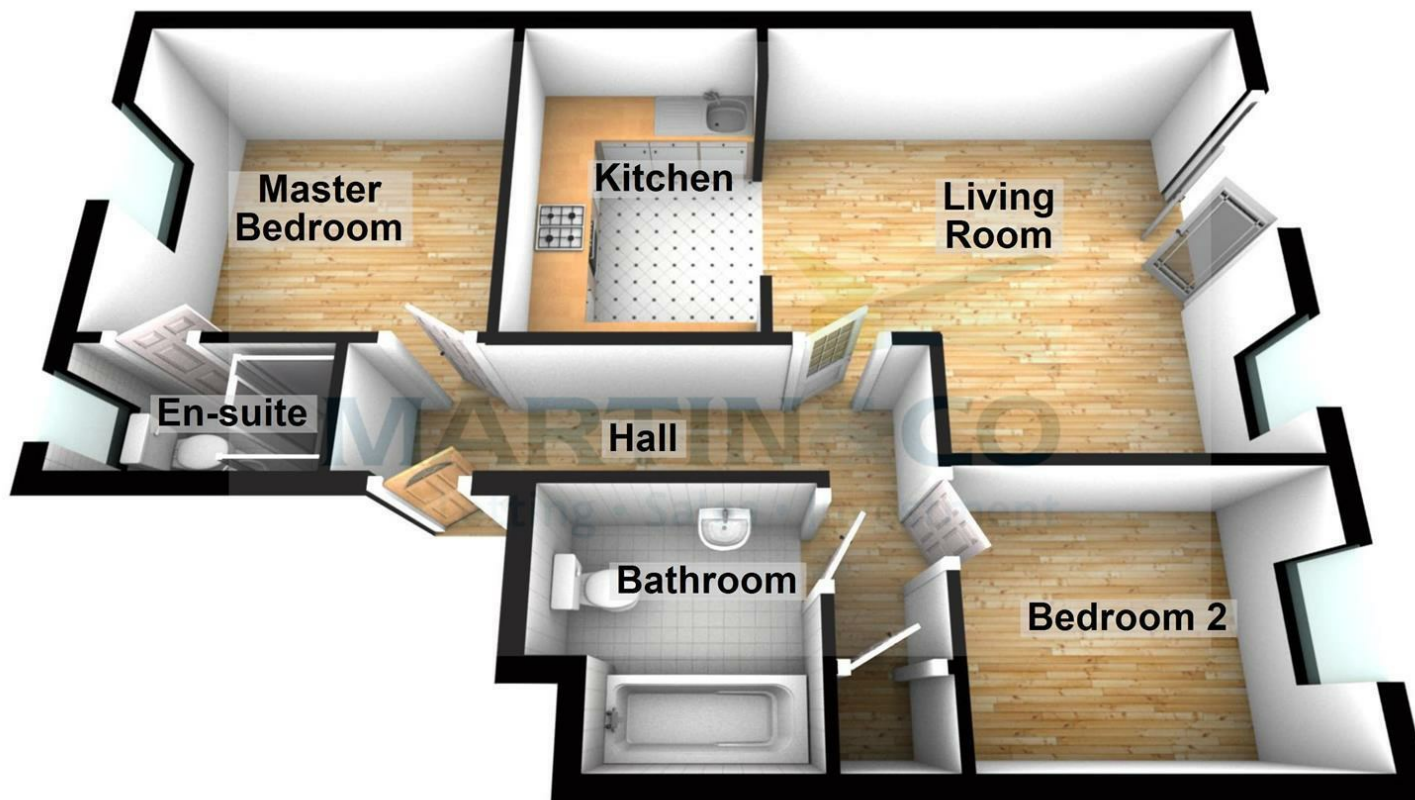
Modern Two Bedroom Ground Floor
Apartment with views of the River Witham to
the rear. Fitted kitchen with appliances, two
bedrooms, master with ensuite and a family
bathroom. Allocated parking for one vehicle
plus on street parking also available.
Initial tenancy 12 month tenancy
Council Tax - Lincoln City council - B



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		
	74	81
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		
	70	70
England & Wales	EU Directive 2002/91/EC	





The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.