



**Altham Terrace, Lincoln**

**£675 Per Month**

  
**MARTIN&CO**

# Altham Terrace, Lincoln Flat

1 Bedrooms, 1 Bathroom  
£675 Per Month

Date Available: 19th January  
2024

Deposit: £778  
Unfurnished

Council Tax Band: A

- One Double Bedroom
- Newly Fitted Kitchen
- Enclosed Rear Garden
- Ground Floor Apartment
- PVC Double Glazed and Electric Heating
- Central Location
- Water Rates Included in Rent
- EPC - C / Council Tax - A



Ground floor one bedroom apartment close to South Park and Lincoln High Street. This spacious property has recently undergone a degree of renovation throughout. Comprising of a spacious bay fronted lounge with river views, double bedroom, shower room with separate WC and a newly installed kitchen.

Ground floor one bedroom apartment close to South Park and Lincoln High Street. This spacious property has recently undergone a degree of renovation throughout. Comprising of a spacious bay fronted lounge with river views, double bedroom, shower room with separate WC and a newly installed kitchen. Enclosed rear garden and on street parking is available.

Water rates are included within the rent.

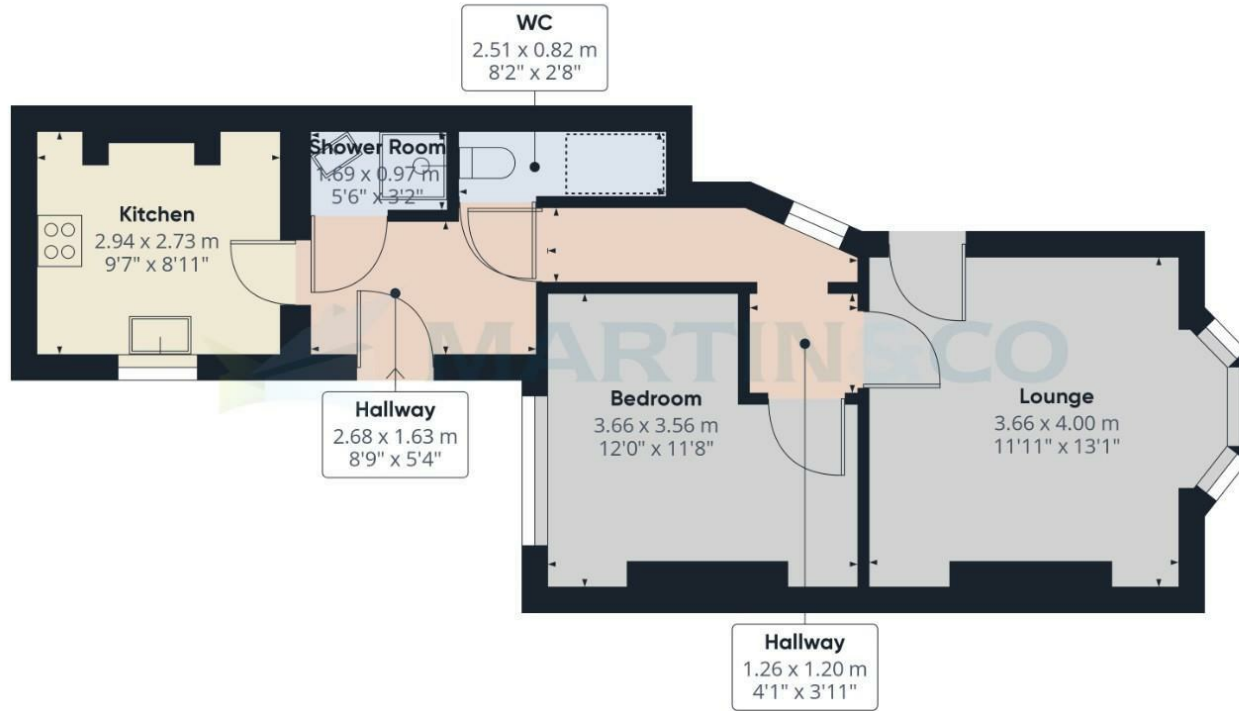
Unfortunately we cannot accept pets or smokers on this property.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Approximate total area<sup>m</sup>**

47.89 m<sup>2</sup>  
515.47 ft<sup>2</sup>

**Reduced headroom**

0.93 m<sup>2</sup>  
9.98 ft<sup>2</sup>

Excluding balconies and terraces.

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

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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.