



**Yarborough Road, Lincoln**

**£700 PCM**

  
**MARTIN & CO**

Yarborough Road, Lincoln

Apartment

1 Bedrooms, 1 Bathroom

£700 PCM

Date Available: 18th August 2025

Deposit: £807

Unfurnished

- Self Contained Flat
- Top Floor
- One Bedroom
- Spacious Lounge
- Permit Parking Available
- PVC Double Glazed and Electric Heating
- EPC - D
- Council Tax - A

One Bedroom top floor flat situated in the sought after West End area of Lincoln City being within walking distance to the universities and city centre. Comprising; Double Bedroom, Kitchen, Bathroom and spacious Lounge. On street permit parking available.



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Unfortunately we are unable to accept pets or smokers at this property

12 Month initial tenancy  
 EPC - C  
 Council Tax - A - Lincoln Council

Mobile (based on calls indoors)  
 O2 EE Three Vodafone

Broadband (estimated speeds)  
 Standard 14 mbps  
 Superfast 76 mbps  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT Sky Virgin



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		
		<b>76</b>
	<b>53</b>	
<b>England &amp; Wales</b>	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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>61</b>
	<b>34</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.