



**Monson Mews, Monson Street**

**£795 Per Month**

  
**MARTIN&CO**

Monson Mews, Monson Street

Apartment

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 8th December  
2025

Deposit: £917

Unfurnished

- Gas Central Heating
- Secure Entrance
- City Centre Location
- First Floor
- uPVC Double Glazing
- EPC - B
- Council tax - A

A well presented First Floor 2 bedroom apartment ideally located off the High Street. Briefly comprising; Entrance, open plan living with fitted kitchen and an array of appliances, 2 x bedrooms, bathroom and allocated parking for one vehicle.



## DESCRIPTION

A well presented First Floor 2 bedroom apartment ideally located off the High Street. Briefly comprising; Entrance, open plan living with fitted kitchen and an array of appliances, 2 x bedrooms, bathroom and allocated parking for one vehicle.

Unfortunately this property is not suitable for pets or smokers  
Initial 12 month tenancy  
EPC - B  
Council Tax - A - Lincoln City council

Mobile (based on calls indoors)  
O2 EE Three Vodafone

Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 74 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT Sky

## OPEN PLAN LOUNGE & KITCHEN

19'3" x 11'6"

Being lounge measurements, Kitchen measures 2.419 m x 2.985 into lounge wall with white uPVC window to rear aspect and a wall mounted radiator. Kitchen comprises stainless steel sink and drainer unit with mixer tap inset to dark grey roll edge work surfaces, range of matching beige cupboards and drawers, both at ground and eye level, four ring Candy gas hob and Candy integrated electric oven with extractor hood over, complementary grey ceramic tiles for splash backs, integrated Indesit washer/dryer, integrated Indesit fridge. Vinyl flooring and spot lights to ceiling.

## BEDROOM 1

15'9" x 8'10" - 7'2" at its narrowest poi

With a white uPVC window and wall mounted radiator

## BEDROOM 2

10'7" x 8'8"

Having a white uPVC window and wall mounted radiator

## BATHROOM

Comprising a white 3 piece suite; low level w.c, wash basin with pedestal, and panelled bath with shower over. White ceramic tiles and extractor fan.

## HALLWAY

With smoke alarm and storage cupboard



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			
		81	82
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		85	86
EU Directive 2002/91/EC			



**Approximate total area<sup>(1)</sup>**  
50.7 m<sup>2</sup>  
546 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

