



**Blackbird Way, Witham St Hughs**

**£700 Per Month**

  
**MARTIN & CO**

# Blackbird Way, Witham St Hughs

## Apartment

1 Bedrooms, 1 Bathroom

£700 Per Month

Date Available: 9th June 2025

Deposit: £807

Unfurnished

- Duplex Apartment
- One Double Bedroom
- Balcony
- Allocated Parking
- Gas Central Heating
- uPVC Double Glazing
- Shower Room
- Popular Village Location
- Council tax band - A - North Kesteven District Council
- EPC - C

Welcome to this charming modern duplex apartment located on Blackbird Way in the desirable area of Witham St Hughs. This delightful property features one spacious double bedroom, one of the standout features of this apartment is the lovely balcony, the property also benefits from allocated parking, providing you with the convenience of having your own designated space.

This duplex apartment is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and modern living. If you are looking for a property that meets your needs in a lovely community, this apartment on Blackbird Way is certainly worth considering.



## FULL DESCRIPTION

Welcome to this charming modern duplex apartment located on Blackbird Way in the desirable area of Witham St Hughs. This delightful property features one spacious double bedroom, one of the standout features of this apartment is the lovely balcony, the property also benefits from allocated parking, providing you with the convenience of having your own designated space.

This duplex apartment is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and modern living. If you are looking for a property that meets your needs in a lovely community, this apartment on Blackbird Way is certainly worth considering.

Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - A - North Kesteven District Council

Mobile (based on calls indoors)

O2

EE

Vodafone

Broadband (estimated speeds)

Standard 6 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT & Sky



### 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>88</b>
	<b>72</b>	
EU Directive 2002/91/EC		
England & Wales		

### 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>89</b>
	<b>73</b>	
EU Directive 2002/91/EC		
England & Wales		

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
**<http://www.martinco.com>**



**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.