



**Newark Road, Lincoln**

**£625 Per Month**

  
**MARTIN & CO**

Newark Road, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£625 Per Month

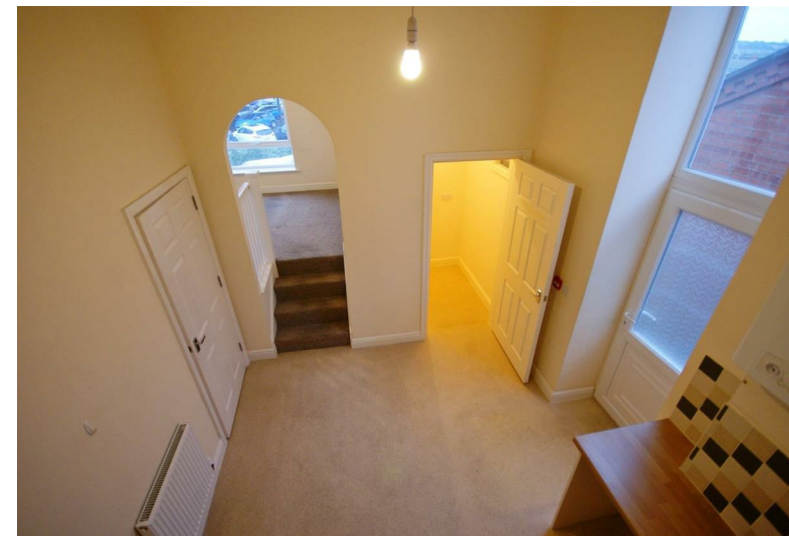
Date Available: 16th February  
2024

Deposit: £721

Unfurnished

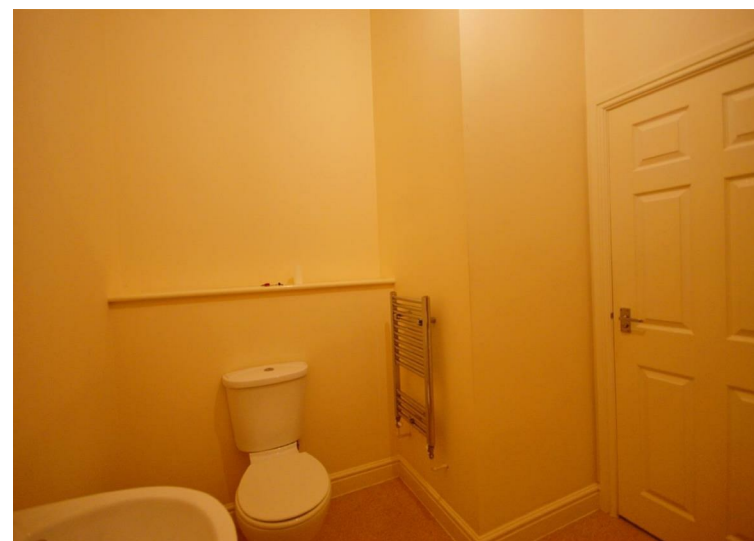
- Two Bedroom
- Kitchen and Utility
- Lounge
- Bathroom
- Full GCH & DG
- Modern Apartment
- Private Secured Access
- Walking Distance To City Centre
- On Street Parking on Neighbouring Streets
- RENT INCLUDES WATER

**TWO BEDROOM MODERN APARTMENT** situated on Newark Road in an ideal location for all local amenities with a bus stop on route into the city centre running outside the apartment. RENT INCLUDES WATER. Consisting; Two Bedrooms, Bathroom, Kitchen, Utility and Lounge.



**DESCRIPTION**  
**TWO BEDROOM MODERN APARTMENT**  
 situated on Newark Road in an ideal location for all local amenities with a bus stop on route into the city centre running outside the apartment. **RENT INCLUDES WATER.** Split level apartment consisting Two Bedrooms, Family Bathroom, Kitchen, Utility and Lounge. Apartment is accessed to the rear via an open air stairway.

Property would not accept pets, and no smoking  
 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			
EU Directive 2002/91/EC		70	70
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			
EU Directive 2002/91/EC			
England & Wales			

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**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.