



Angelica Road, Lincoln

£1,000 Per Month



Angelica Road, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£1,000 Per Month

Date Available: 1st September
2026

Deposit: £1,153

Unfurnished

- Walking Distance to City Centre
- Two Bedrooms one with fitted wardrobes
- Second Floor
- Views of both Fosdyke Canal and Lincoln Cathedral
- Open Plan Living
- Gas Central Heating
- Secure Intercom Entry System

A fabulous opportunity to rent this two bedroom second floor apartment with double aspect lounge overlooking the Fosdyke Canal in a fantastic location in Lincoln. Finished to a high specification this apartment would suit professionals wishing to be close to the town centre and Lincoln University, whilst enjoying tranquil living.



FULL DESCRIPTION

Located within walking distance to Lincoln city centre and University is this this fabulous two bedroom second floor apartment having double aspect lounge overlooking both the Fossdyke Canal and Lincoln Cathedral. An open plan lounge/diner creates a modern living space complete with fitted kitchen, washer / dryer, fridge freezer, integrated electric oven, gas hob and extractor fan. Patio doors open onto the balcony where you can enjoy rural views and of Lincoln Cathedral. Double bedroom with fitted wardrobes, single bedroom, a family bathroom with shower over bath complete this superb property

Council Tax - Band B - Lincoln city council
 Unfortunately we are unable to accept pets or smokers at this property

Mobile (based on calls indoors) O2 & Vodafone
 Broadband (estimated speeds)
 Standard 10 mbps
 Superfast -
 Ultrafast 1000 mbp
 Satellite & Cable TV Availability BT, SKY & VIRGIN



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		
	83	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.