



Newark Road, Lincoln

£650 PCM



Newark Road, Lincoln

Flat

1 Bedrooms, 1 Bathroom

£650 PCM

Date Available: 1st March 2024

Deposit: £750

Unfurnished

- 1 Bedroom
- Lounge
- Fitted Kitchen
- Central Location
- Secured Gated Flat
- EPC - C
- Council Tax - A

1 Bedroom Flat briefly comprises of fitted kitchen, bathroom, Bedrooms and a lounge & diner. Flat will come with gas central heating, and have secure gated entry. Available for long term tenancy if required. The properties must be seen to appreciate the standard of finish, viewing early is highly recommended.



Description
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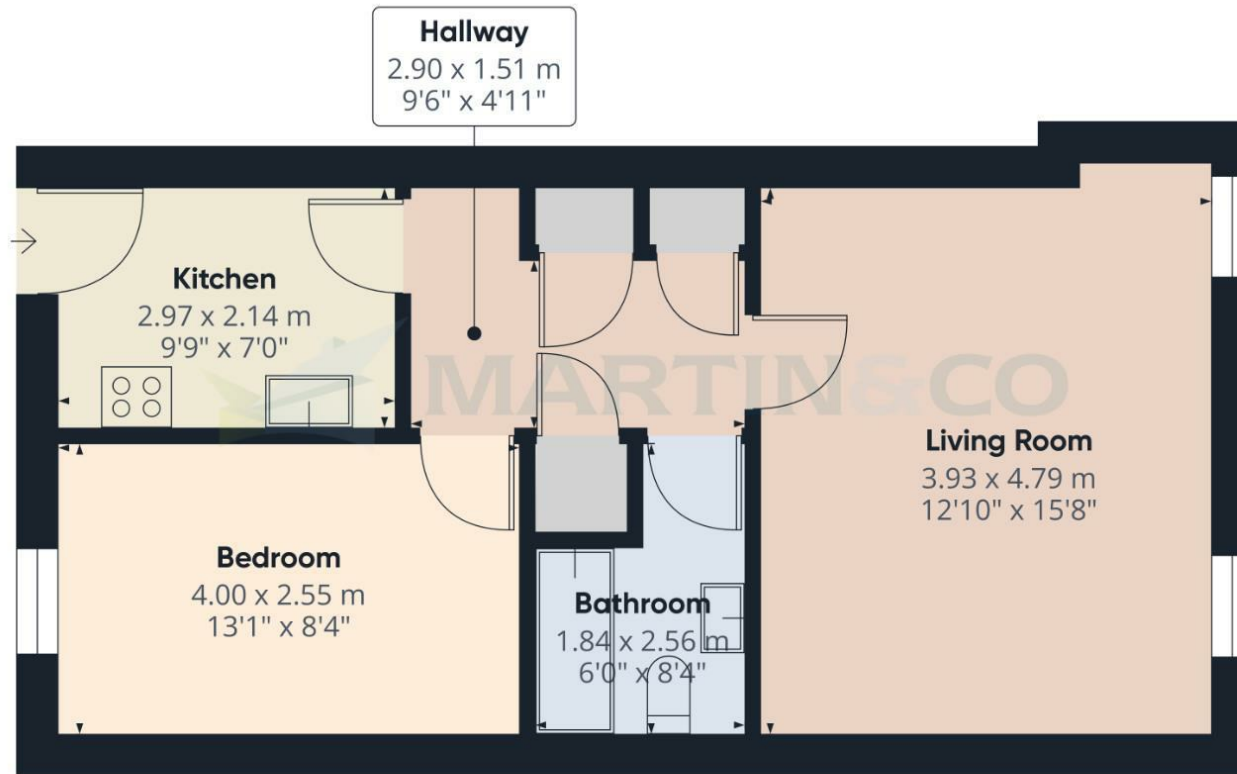
12 month initial tenancy
 Lincoln city Council Band A

Mobile (based on calls indoors)
 O2 & EE & Three & Vodafone
 Broadband (estimated speeds)
 Standard 5 mbps
 Superfast 80 mbps
 Ultrafast 1800 mbps
 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		
	70	70
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		
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Approximate total area⁽¹⁾
47.05 m²
506.43 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.