



**Moorhen Close, Witham St. Hughs,  
Lincoln**

**£775 Per Month**

  
**MARTIN & CO**

Moorhen Close, Witham St.  
Hughs, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£775 Per Month

Date Available: 18th April 2024

Deposit: £894

Unfurnished

- Top Floor Apartment
- 2 Bedrooms
- Open plan living kitchen/lounge
- Allocated Parking
- Village Location
- Access to the A46
- Council Tax - A
- EPC Rating - C

Top floor two bedroom apartment in Witham St Hughs with Juliette balcony views of the village. Benefits include a master bedroom with fitted wardrobes, open plan living kitchen/diner with spaces for washing machine, dishwasher and fridge /freezer. Allocated off road parking. Gas central heating and fully double glazed.

Unfortunately we cannot accept smokers or pets on this property.

Mobile (based on calls indoors) - EE + O2  
Broadband (estimated speeds) Standard 6  
mbps / Superfast 76 mbps

Satellite & Cable TV Availability - BT + Sky  
Length of tenancy - 12 months initial tenancy  
Council tax band - A - North Kesteven District  
Council



**Summary**

Top floor two bedroom apartment in Witham St Hughs with Juliette balcony views of the village. Benefits include a master bedroom with fitted wardrobes, open plan living kitchen/diner with spaces for washing machine, dishwasher and fridge /freezer. Allocated off road parking. Gas central heating and fully double glazed.

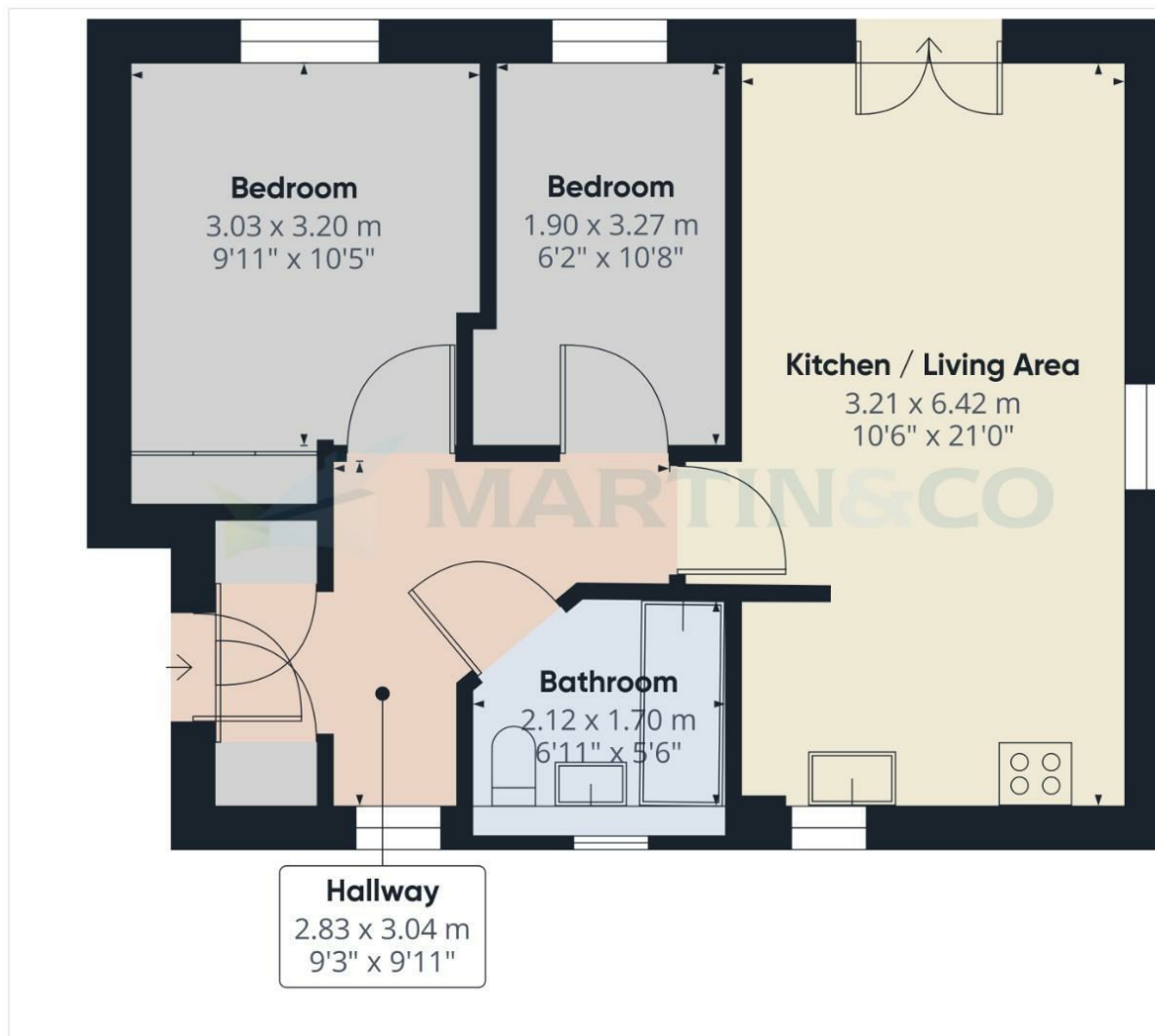
Witham st Hughs is situated to the south of the city, benefitting from a range of amenities including Junior school, supermarket, veterinary surgery, shops and much more. Regular bus service operates into Lincoln city centre.

Unfortunately we cannot accept smokers or pets on this property.  
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 Broadband (estimated speeds) Standard 6 mbps / Superfast 76 mbps  
 Satellite & Cable TV Availability - BT + Sky  
 Length of tenancy - 12 months initial tenancy  
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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			
		77	78
England & Wales		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) <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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Approximate total area<sup>(1)</sup>  
50.09 m<sup>2</sup>  
539.12 ft<sup>2</sup>

(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.

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.

