



Sobroan Heights, Lincoln

£795 Per Month


MARTIN&CO

Sobroan Heights, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 19th December 2025

Deposit: £917

Unfurnished

- Allocated Parking
- Close to Ameneites
- Electric Heating
- 2 x Bedrooms
- EPC - Grade C
- Council Tax - A



A 2 bedroom second floor apartment located in the desirable up hill area of Lincoln close to the bars and restaurants and the Bailgate area. This spacious modern second floor apartment offers well maintained living accommodation and benefits electric heating and allocated parking.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 Month initial tenancy
Council tax band - A - Lincoln City Council

- Broadband (estimated speeds)
- Standard 6 mbps
- Superfast -
- Ultrafast 1000 mbps
- Mobile (based on calls indoors)
- O2 EE Three Vodafone
- Satellite & Cable TV Availability
- BT Sky



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			
England & Wales		80	82
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	77
EU Directive 2002/91/EC			



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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.

