



**Brayland Terrace, Monks Road,  
Lincoln**

0050 500

Brayland Terrace, Monks Road,  
Lincoln

Apartment

1 Bedrooms, 1 Bathroom

£650 PCM

Date Available: 20th January  
2025

Deposit: £750

- One Bedroom Apartment
- Open Plan Living
- Popular Location
- Communal Garden
- EPC Rating - C
- Council Tax Band - A



One bedroom apartment within the popular Brayland Terrace on Monks Road being ideally situated for access into the city of Lincoln and the county hospital. Comprising internally of an open plan living kitchen, one bedroom and a shower room. On road parking available and access to a communal garden.



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Unfortunately the lease restrictions dictate that we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy

- Council tax band - A - Lincoln
- EPC Rating - C
- Mobile (based on calls indoors) - EE + O2 + Vodafone + Three
- Broadband (estimated speeds) Standard 9 mbps / Superfast 74 mbps / Ultrafast 1000 mbps
- Satellite & Cable TV Availability - BT + Sky + Virgin



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		
<b>England &amp; Wales</b>	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>		
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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.