



**Carr Street, Lincoln**

**£625 Per Month**

  
**MARTIN&CO**

Carr Street, Lincoln

Apartment  
1 Bedrooms, 1 Bathroom

£625 Per Month

Date Available: 15th January  
2024

Deposit: £721

Unfurnished

- One Bedroom Apartment
- Modern Family Bathroom
- Gas Central Heating
- Popular Residential Area
- Close to local amenities, and within walking distance to the city Centre
- On Road Permit Parking Available
- EPC - TBC
- Council Tax Band A (Lincoln City Council)

First floor one bedroom apartment located off the ever popular Carholme Road, within walking distance to the City Centre and University. Comprising of an Entrance Hall, Double Bedroom, Bathroom, Living Room and Kitchen. Permit Parking Available



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 First floor one bedroom apartment located off the ever popular Carholme Road, within walking distance to the City Centre and University. Comprising of an Entrance Hall, Double Bedroom, Bathroom, Living Room and Kitchen. Permit Parking Available

Length of tenancy - 12 months initial tenancy, long term tenancy available  
 Council tax band - A - Lincoln City Council  
 Pets Considered



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>	76	76
(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		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.