



Larne Road, Lincoln

£675 Per Month


MARTIN&CO

Larne Road, Lincoln

Apartment

1 Bedrooms, 1 Bathroom

£675 Per Month

Date Available: 15th July 2024

Deposit: £778

Unfurnished

- Self Contained Flat
- Recently Refurbished
- One Double Bedroom
- Modern Kitchen
- Off Road Parking
- Communal Gardens
- EPC - C
- Lincoln city council A

Nestled on the charming Larne Road in Lincoln, this delightful flat offers a generously sized bedroom, bathroom, living room and kitchen and parking for one vehicle. The flat's location on Larne Road places you within easy reach of local amenities, transport links, and the vibrant culture that Lincoln has to offer.



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Length of tenancy - 12 months initial tenancy
 Council tax band - A - Lincoln city council

Mobile (based on calls indoors) O2 EE Three
 Vodafone

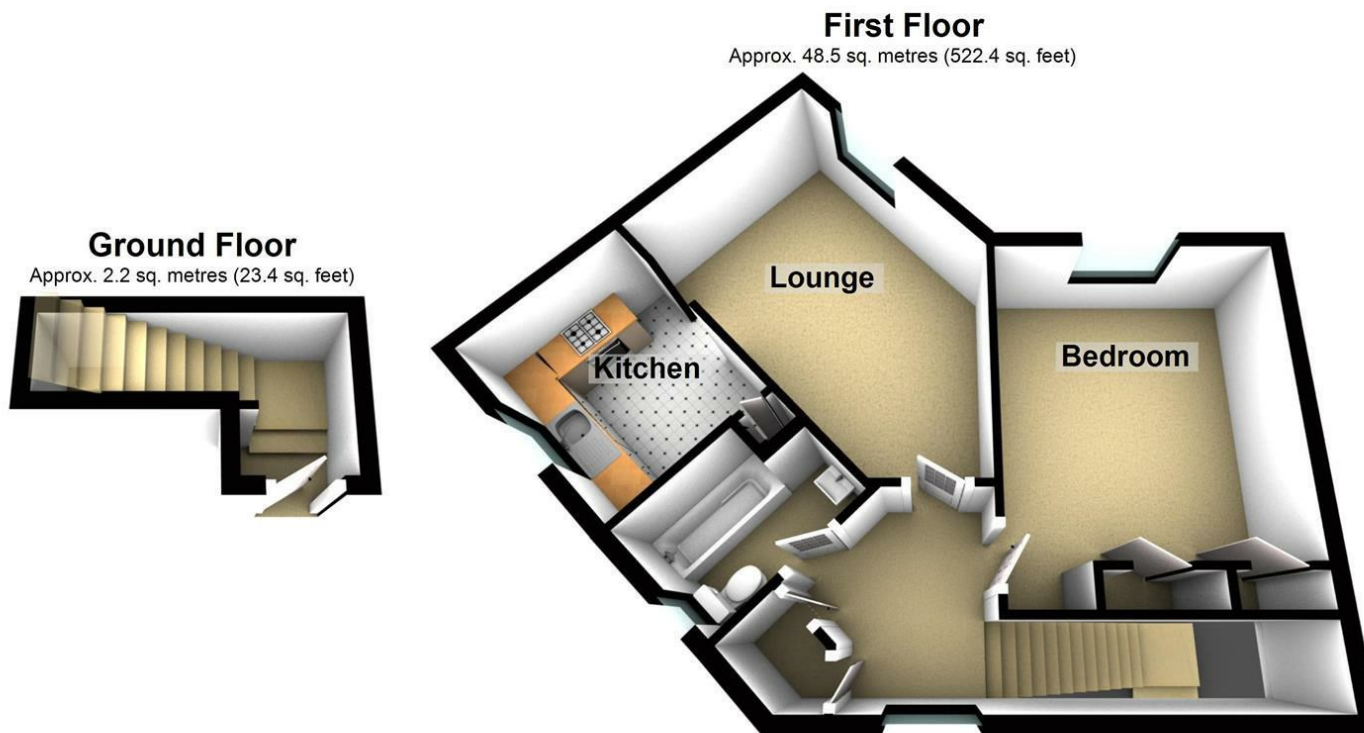
Broadband (estimated speeds)
 Standard 5 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps

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		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		72	77
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 50.7 sq. metres (545.9 sq. feet)
 The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
 Plan produced using PlanUp.

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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.

