



MARTIN&CO  
**TO LET**  
01522 582723

VENABLES  
COURT

## Venables Court, Lincoln

£750 PCM



# Venables Court, Lincoln

Flat

2 Bedrooms, 2 Bathroom

£750 PCM

Date Available: 15th November 2024

Deposit: £865

Unfurnished

- Two Bedrooms
- Fitted Kitchen
- Four Piece Bathroom Suite
- Electric Heating
- Off Road Parking
- Excellent Location
- Over 55's Complex
- Ground Floor

A 2 bedroom ground floor apartment situated in an Over 55's complex with easy access to shops at the Carlton Centre, Dentist, Pharmacy, Coffee Shop and Supermarket. Internally there are 2 double bedrooms, lounge, kitchen and bathroom. The kitchen has integrated appliances including fridge freezer, washer/dryer and dishwasher. Good size family bathroom with separate bath and walk-in shower. The complex has a residents common room, lift access to all levels and allocated parking. Initial 12 month tenancy



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 A 2 bedroom ground floor apartment situated in an Over 55's complex with easy access to shops at the Carlton Centre, Dentist, Pharmacy, Coffee Shop and Supermarket. Internally there are 2 double bedrooms, lounge, kitchen and bathroom. The kitchen has integrated appliances including fridge freezer, washer/dryer and dishwasher. Good size family bathroom with separate bath and walk-in shower. The complex has a residents common room, lift access to all levels and allocated parking.  
 Initial 12 month tenancy

Lincoln city council - B  
 Broadband (estimated speeds)  
 Standard 4 mbps  
 Superfast 80 mbps  
 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		70	71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.