



Newark Road, Lincoln

£595 PCM

  
**MARTIN&CO**

Newark Road, Lincoln

Apartment

1 Bedrooms, 1 Bathroom

£595 PCM

Date Available: 22nd April 2024

Deposit: £686

Unfurnished

- Modern refurbished first floor apartment
- Open plan kitchen/lounge/diner
- Double bedroom
- Modern bathroom with shower over bath
- Close to town centre
- Available for viewing now
- EPC - C
- Council tax - A

Modern self contained one bedroom apartment, open plan kitchen/lounge/diner, double bedroom, bathroom comprising white three piece suite with shower over bath, close to town centre



**DESCRIPTION**

Open plan kitchen/lounge/diner featuring a range of base and wall units, electric fan oven, gas hob and extractor fan. Floor space for washing machine and fridge plus breakfast bar. Double bedroom decorated in neutral colours. Larger than average family bathroom comprising white three piece suite including panel bath with shower over and heated chrome effect towel rail.

No pets at this property unfortunately  
 Unfortunately we cannot accept smokers on this property.  
 Length of tenancy - 12 months initial tenancy  
 Council tax band - A - Lincoln Council

Mobile (based on calls indoors)  
 O2 EE Three  
 Vodafone  
 Broadband (estimated speeds)  
 Standard 5 mbps  
 Superfast 80 mbps  
 Ultrafast 1800 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			
		69	73
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>		
	(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 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.