



Angelica Road, Lincoln

£950 PCM


MARTIN&CO

Angelica Road, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£950 PCM

Date Available: 15th September 2024

Deposit: £1,096

Unfurnished

- Walking Distance to City Centre
- Two Bedrooms one with fitted wardrobes
- Second Floor
- Views of both Fossdyke Canal and Lincoln Cathedral
- Open Plan Living
- Gas Central Heating
- Secure Intercom Entry System

A fabulous opportunity to rent this two bedroom second floor apartment with double aspect lounge overlooking the Fossdyke Canal in a fantastic location in Lincoln. Finished to a high specification this apartment would suit professionals wishing to be close to the town centre and Lincoln University, whilst enjoying tranquil living.



FULL DESCRIPTION
Located within walking distance to Lincoln city centre and University is this this fabulous two bedroom second floor apartment having double aspect lounge overlooking both the Fosdyke Canal and Lincoln Cathedral. An open plan lounge/diner creates a modern living space complete with fitted kitchen, washer / dryer, fridge freezer, integrated electric oven, gas hob and extractor fan. Patio doors open onto the balcony where you can enjoy rural views and of Lincoln Cathedral. Double bedroom with fitted wardrobes, single bedroom, a family bathroom with shower over bath complete this superb property
Finished to a high specification this apartment would suit professionals wishing to be close to the town centre and Lincoln University, whilst enjoying tranquil living.
Initial Tenancy 6 Months
Council Tax - Band B - Lincoln city council
Unfortunately we are unable to accept pets or smokers at this property

Mobile (based on calls indoors) O2 & Vodafone
Broadband (estimated speeds)
Standard 10 mbps
Superfast -
Ultrafast 1000 mbp
Satellite & Cable TV Availability BT, SKY & VIRGIN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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