



Newark Road, Lincoln

£625 Per Month



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Apartment

1 Bedrooms, 1 Bathroom

£625 Per Month

Date Available: 1st August 2025

Deposit: £721

Unfurnished

- 1 Bedroom
- Lounge
- Bathroom with overbath shower
- Modern Kitchen
- Central Location
- Bus route outside apartment
- Council Tax A- Lincoln City council
- EPC - D

A 1 bedroomed apartment in a ideal location for all local amenities Bus stop with direct route to City Centre outside apartment. Ideal for single person or couple.



## DESCRIPTION

A 1 bedroomed apartment situated in North Hykeham ideal location for all local amenities Bus stop with direct route to City Centre outside apartment. Ideal for single person or couple.

Internally comprising of Lounge, Bedroom, Large Bathroom with over bath shower and Modern Kitchen including Cooker and Hob.

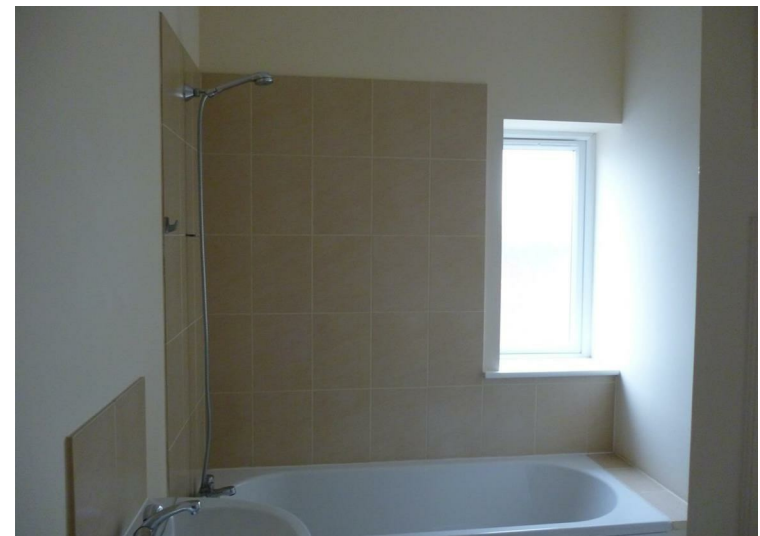
12 Month Initial tenancy

Council Tax A- Lincoln City 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	
	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	
Current: <b>76</b>	Potential: <b>76</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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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.