



Venables Way, Carlton Boulevard

£950 Per Month


MARTIN&CO

Venables Way, Carlton Boulevard

Flat

2 Bedrooms, 2 Bathroom

£950 Per Month

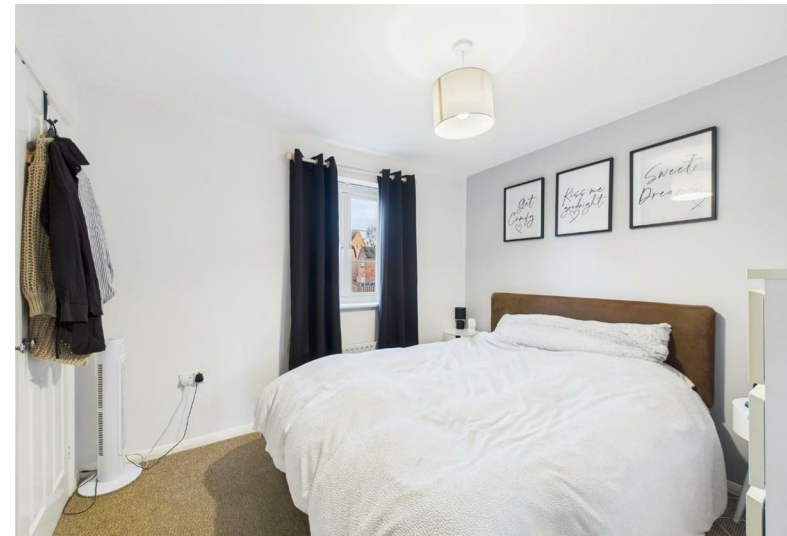
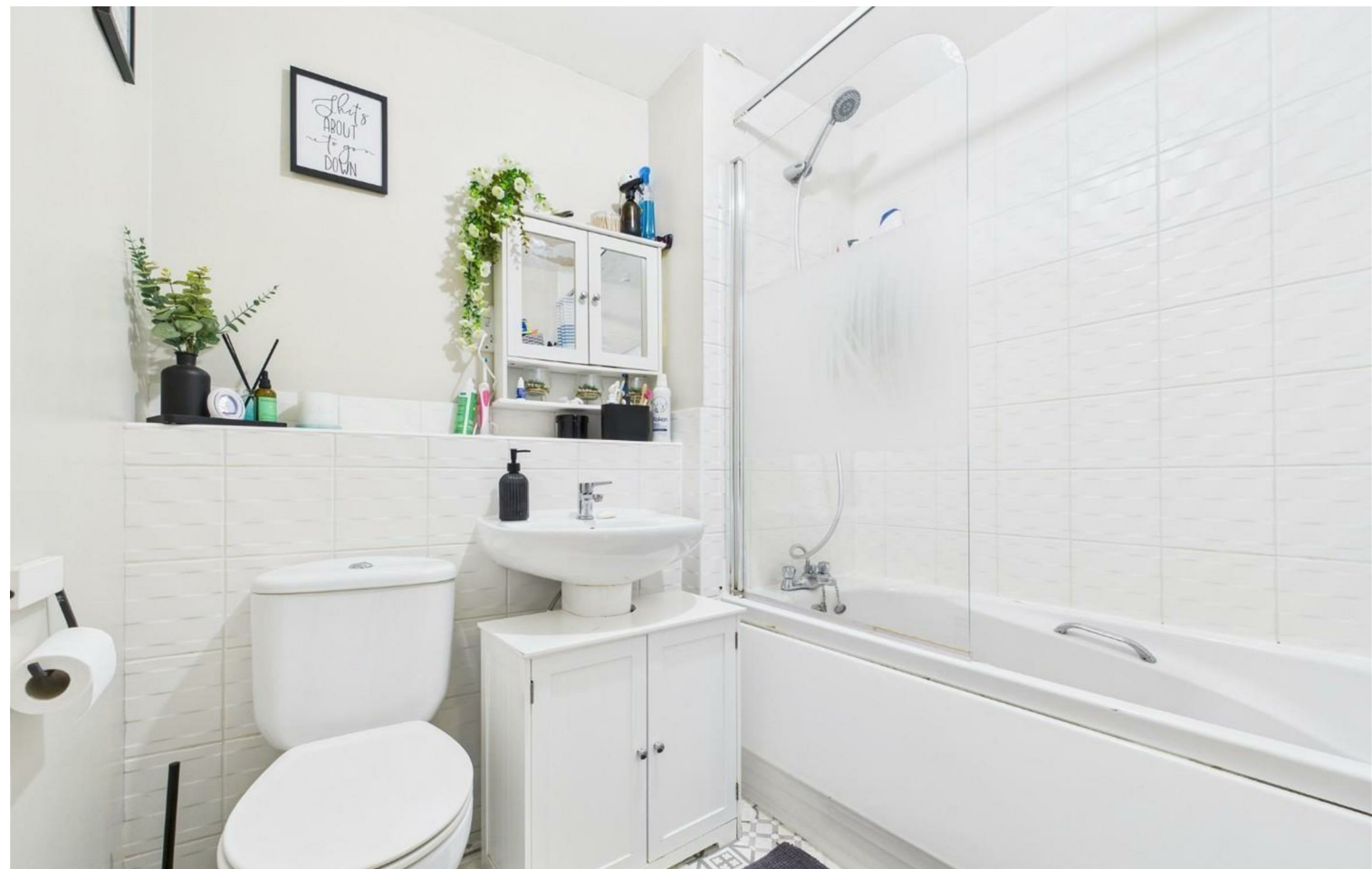
Date Available: 22nd September 2026

Deposit: £1,096

Unfurnished

- Two bedrooms
- Ground Floor
- Allocated Parking
- Carlton Boulevard Area
- Secure Building
- Spacious Living Areas
- EPC - C
- Council Tax - Band B

Modern two bedroom ground floor apartment in the popular uphill location of Carlton Boulevard with ample shopping facilities. The property has an open plan lounge/diner and kitchen area, two bedrooms and a family bathroom. The property also benefits from allocated parking and secured entry.



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Mobile (based on calls indoors)

O2
EE
Three
Vodafone

Broadband (estimated speeds)
Standard 4 mbps
Superfast 66 mbps
Ultrafast 5500 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin Media

Entrance Hall
The property is accessed via an entrance hallway, providing a central point from which the principal rooms are accessed. The hallway leads through to both bedrooms, the bathroom, and spacious living room.

Living Room
19'7" x 10'2"
A generously sized living room forming the main living space of the apartment. The room benefits from plenty of natural light through its windows. There are also double doors opening from the living room, creating a pleasant focal point and allowing good natural light into the room. The separate dining area provides a practical space for a dining table and chairs. Its open relationship with the living room makes it ideal for everyday meals as well as entertaining guests.

Kitchen
7'11" x 9'8"
The kitchen provides a practical cooking and preparation area. The floorplan shows fitted kitchen units and a four-ring hob, with additional space for kitchen appliances and storage.

Bedroom One
10'4" x 9'7"
A good-sized main bedroom with space for a double bed and bedroom furniture. The room benefits from a window providing natural light and has direct access from the hallway.

Bedroom Two
9'0" x 8'10"
The second bedroom is a versatile room suitable as a double bedroom, child's bedroom, guest room or home office, depending on the tenant's requirements. It also benefits from a window and is conveniently positioned close to the entrance hallway.

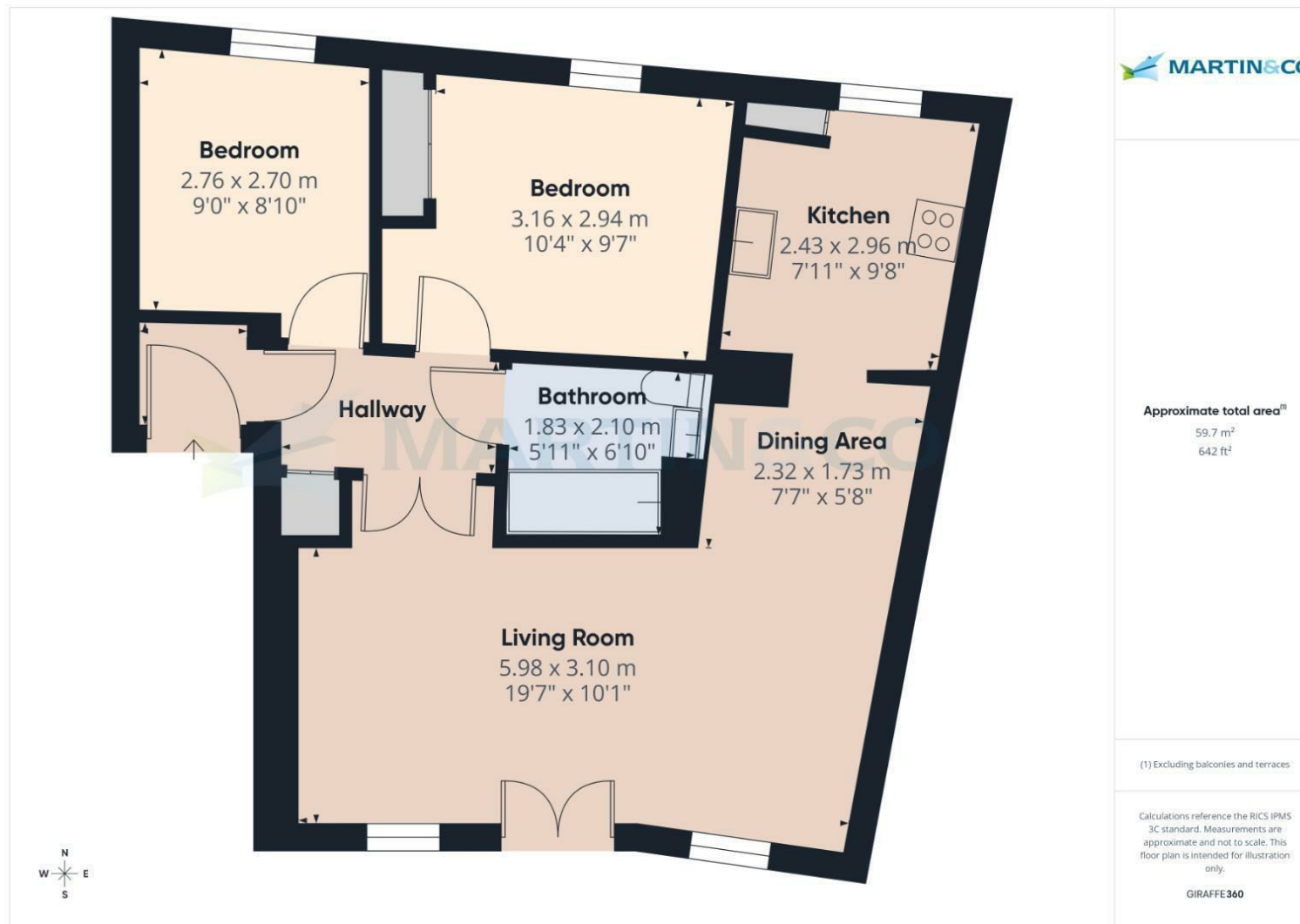
Bathroom
6'0" x 6'10"
The bathroom is centrally positioned within the apartment and is fitted with a bath with shower over, WC and wash hand basin. Its location provides convenient access from both bedrooms and the main living accommodation.

Agent Note
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Tenants must satisfy themselves in this respect.

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





Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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.