



**Venables Court, Lincoln**

**£750 PCM**

  
**MARTIN&CO**

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) <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		
England & Wales	70	71
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	66	68
EU Directive 2002/91/EC		

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