



Fairfax Street

£895 Per Month


MARTIN&CO

Fairfax Street

Apartment

2 Bedrooms, 2 Bathroom

£895 Per Month

Date Available: 15th September 2025

Deposit: £1,032

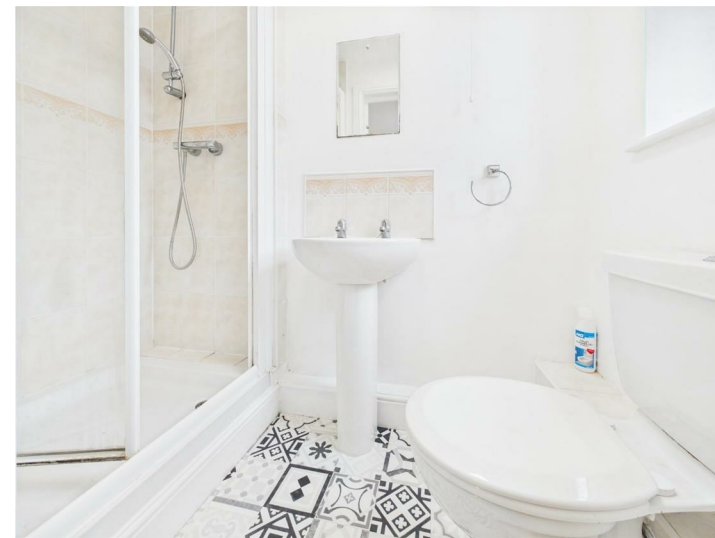
Unfurnished

- Close to City Centre
- 2 Bedrooms
- Council Tax Band A
- 12 Month Tenancy
- EPC - C
- First Floor
- On the River Witham
- En- suite Master

Nestled on the charming Fairfax Street, this delightful first-floor apartment offers, two well-appointed bedrooms, including a spacious double master bedroom complete with an en-suite bathroom.

Open-plan lounge and kitchen with river views.

There is no allocated parking at this property however on street parking is available nearby.



Description
 A First Floor 2 Bedroom Apartment,
 Comprising of a Double Master bedroom with
 en-suite, Open Plan Lounge and Kitchen, ideal
 Location for City Centre.

Unfortunately we cannot accept smokers or
 pets on this property.

Length of tenancy - 12 months initial tenancy,
 long term tenancy available
 Council tax band - A - Lincoln City Council
 EPC rating - C

Broadband (estimated speeds)
 Standard 5mbps
 Superfast not available
 Ultrafast 1800 mbps

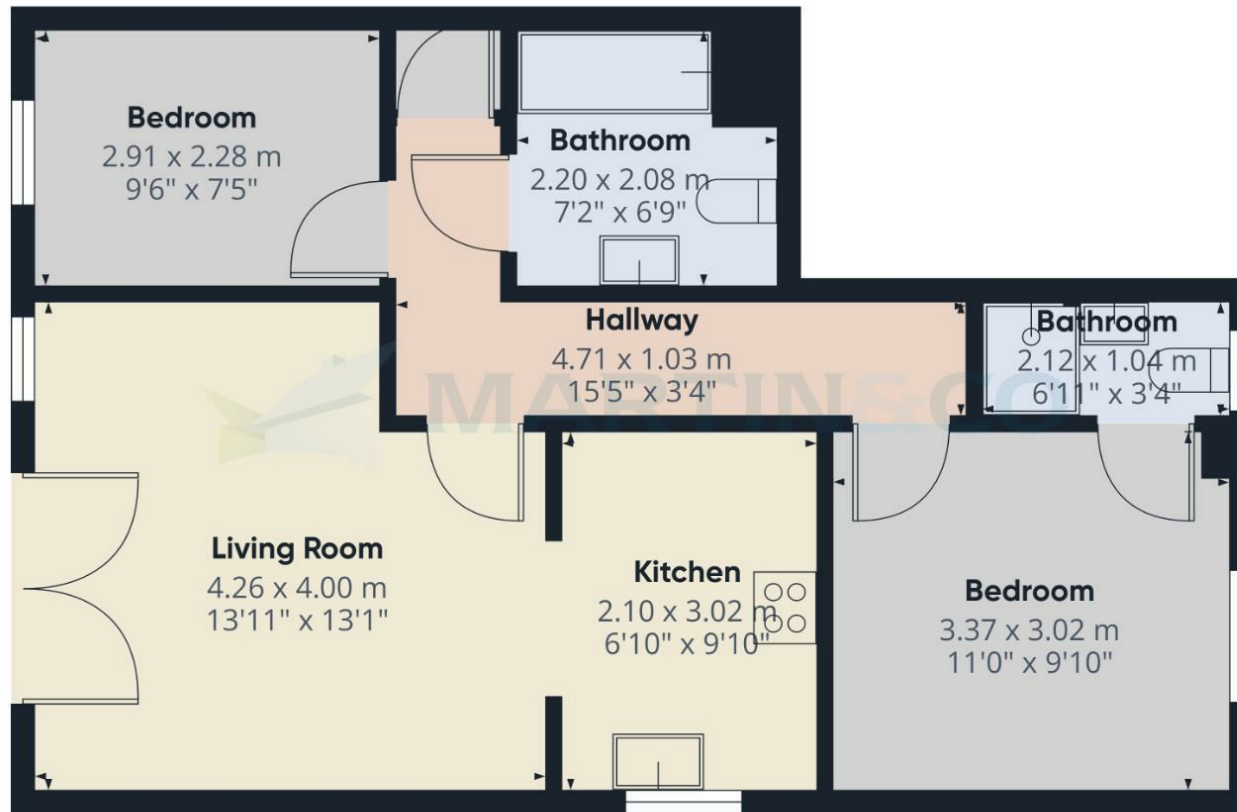
Satellite & Cable TV Availability - BT, Sky and
 Virgin

Mobile (based on calls indoors) -
 O2, Three & Vodafone - Good
 EE - Fair



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		
	76	83
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	



Approximate total area⁽¹⁾
52.5 m²
566 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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

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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.