



**Brayland Terrace, Monks Road,
Lincoln**

£650 Per Month

Brayland Terrace, Monks Road,
Lincoln

Apartment

1 Bedrooms, 1 Bathroom

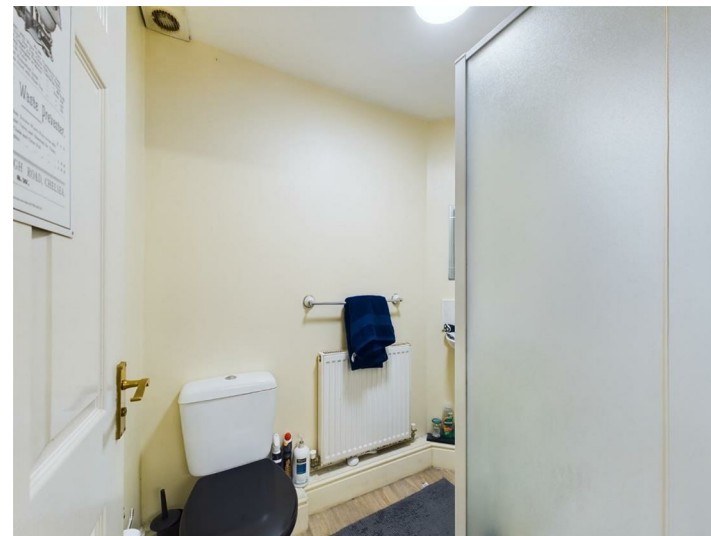
£650 Per Month

Date Available: 20th January
2025

Deposit: £750

- One Bedroom Apartment
- Open Plan Living
- Popular Location
- Communal Garden
- EPC Rating - C
- Council Tax Band - A

One bedroom apartment within the popular Brayland Terrace on Monks Road being ideally situated for access into the city of Lincoln and the county hospital. Comprising internally of an open plan living kitchen, one bedroom and a shower room. On road parking available and access to a communal garden.



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Unfortunately the lease restrictions dictate that we cannot accept smokers or pets on this property.

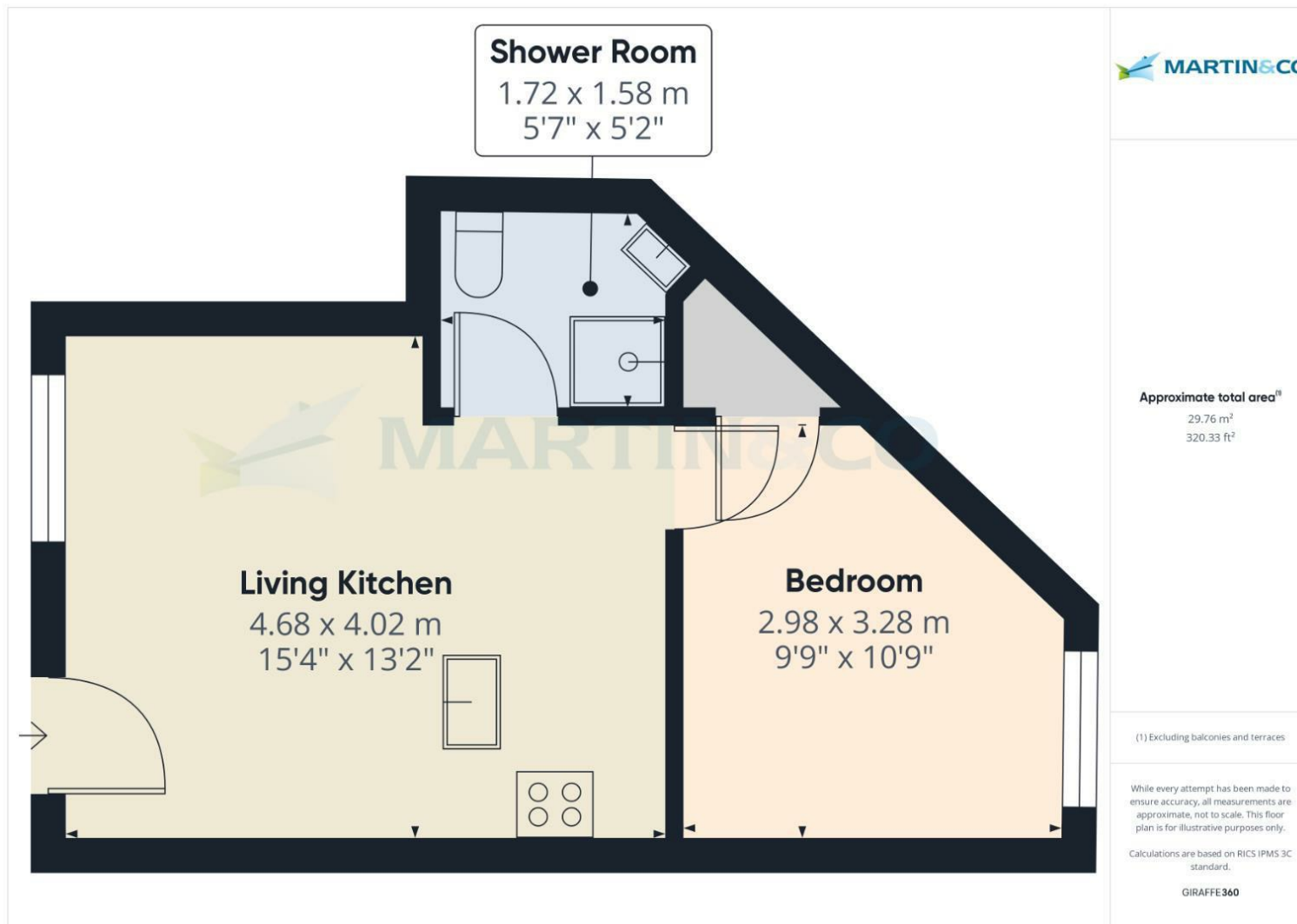
Length of tenancy - 12 months initial tenancy

- Council tax band - A - Lincoln
- EPC Rating - C
- Mobile (based on calls indoors) - EE + O2 + Vodafone + Three
- Broadband (estimated speeds) Standard 9 mbps / Superfast 74 mbps / Ultrafast 1000 mbps
- Satellite & Cable TV Availability - BT + Sky + Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.

