



Carlton Boulevard, Lincoln

£695 PCM



Carlton Boulevard, Lincoln

Studio

1 Bedrooms, 1 Bathroom

£695 PCM

Date Available: 15th August 2025

Deposit: £801

Unfurnished

- One Bedroom Ground Floor Studio Apartment
- Fixed Surcharge for Utilities
- Open Plan Living
- Double Bedroom
- Easy Living
- Allocated Parking for One Vehicle
- Popular Uphill Location
- EPC C
- Lincoln city council - A

One Bedroom Ground Floor Studio Apartment situated uphill within the popular Carlton Boulevard area of Lincoln. Open plan living space with a fitted kitchen including an electric oven, hob and microwave. Shower room and a double bedroom with wardrobe space. Includes allocated parking for one vehicle. Fixed Surcharge for Utilities.



FULL DESCRIPTION

One Bedroom Ground Floor Studio Apartment situated uphill within the popular Carlton Boulevard area of Lincoln. Open plan living space with a fitted kitchen, shower room and a double bedroom with wardrobe space. Includes allocated parking for one vehicle.

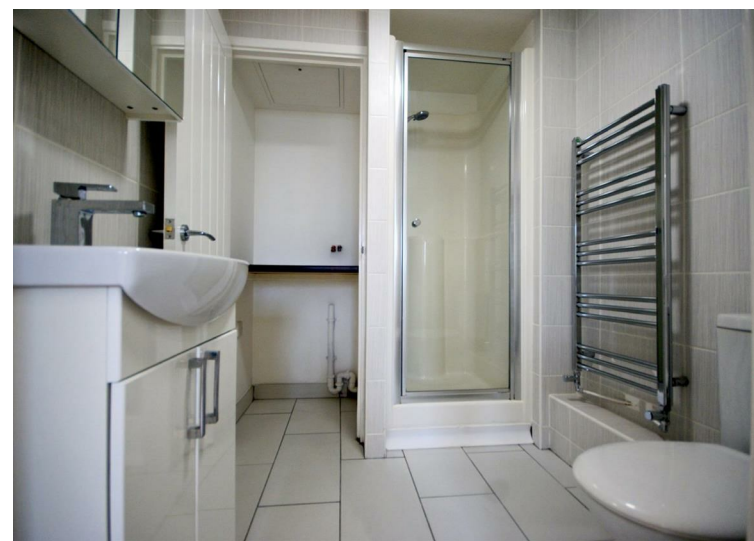
Fixed Surcharge of £150 for utilities is payable additionally to the monthly rent which includes; central heating, electricity and water plus external window cleaning.

Mobile (based on calls indoors)
O2 EE Vodafone

Broadband (estimated speeds)
Standard 4 mbps
Superfast 80 mbps
Ultrafast -

Satellite & Cable TV Availability
BT Sky

Lincoln city council - A
EPC C
6 Month initial Tenancy



Energy Efficiency Rating	
Current	Potential
77	78

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
83	84

Very environmentally friendly - lower CO₂ 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 CO₂ 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.