



Angelica Road, Lincoln

£950 Per Month


MARTIN&CO

Angelica Road, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£950 Per Month

Date Available: 9th February
2026

Deposit: £1,125

Unfurnished

- Two Bedrooms
- First Floor Apartment
- Modern Build
- Walking Distance to the City
- Allocated Parking
- Balcony with Canal Views
- Secure Intercom Entry System
- Kitchen with White Goods
- Lift Access
- Must View Apartment!!

Two bedroom first floor apartment with a balcony overlooking the Fosdyke Canal. Angelica Road is located just off Carholme Road being an ideal location within easy walking distance to the city centre. Allocated parking for one vehicle plus visitors parking available.



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Initial 6 month tenancy
 Council Tax Band - B - Lincoln City council
 Unfortunately we are unable to accept pets or smokers on this property

Mobile (based on calls indoors)
 O2 EE Three Vodafone
 Broadband (estimated speeds)
 Standard 15 mbps
 Superfast -
 Ultrafast 1800 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
	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			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		87	87
	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.