



Fairfax Street, Lincoln

£950 Per Month


MARTIN&CO

Fairfax Street, Lincoln

Apartment - Penthouse
2 Bedrooms, 2 Bathroom

£950 Per Month

Date Available: 10th February
2025

Deposit: £1,096

Unfurnished

- Two Double Bedrooms
- Two Bathrooms
- Spacious Open Plan Living
- River Views
- Walking Distance to City Centre
- Electric Heating
- Penthouse Apartment
- Deep Storage Cupboard
- Council Tax - B
- EPC - D

A fabulous opportunity to rent a beautiful LARGE penthouse apartment close to the town centre with river views. A modern fitted kitchen with appliances leads to an open plan lounge diner showing off this spacious two double bed roomed accommodation - the master bedroom having an en suite bathroom.

Length of tenancy - 12 months initial tenancy
Council tax band - B -Lincoln City council



FULL DESCRIPTION

This extremely spacious penthouse apartment Internally comprises: Entrance hall, open plan living with modern fitted kitchen including integrated appliances. Two double bedrooms with the master having an en suite shower room plus the main bathroom which also benefits from having a shower over the bath. Allocated parking for one vehicle, electric heating and river views.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - B - Lincoln city council

Broadband (estimated speeds)

Satellite & Cable TV Availability - BT & Sky

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			78
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			63
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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>



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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.