



Angelica Road, Lincoln

£975 PCM

  
**MARTIN&CO**



Angelica Road, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£975 PCM

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	82	82
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	87	87
EU Directive 2002/91/EC		



Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

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<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.