

BELL



17, CROSS O'CLIFF HILL
Lincoln



£850 Per Month

- RENT: £850.00 / DEPOSIT: £980.76
- CITY LOCATION
- CONTACT LINCOLN: 01522 538 888
- EPC: C / COUNCIL TAX BAND: TBC
- NEWLY REFURBISHED



AVAILABLE NOW!

Nestled in the sought-after area of Cross O'Cliff Hill, Lincoln, this charming one bedroom first floor apartment offers a wonderful blend of character, space, and modern convenience.

Recently refurbished, the property has been thoughtfully updated while retaining its period appeal. Upon entering, you are welcomed by a bright and well presented interior, with tasteful décor throughout creating a comfortable and inviting living environment.

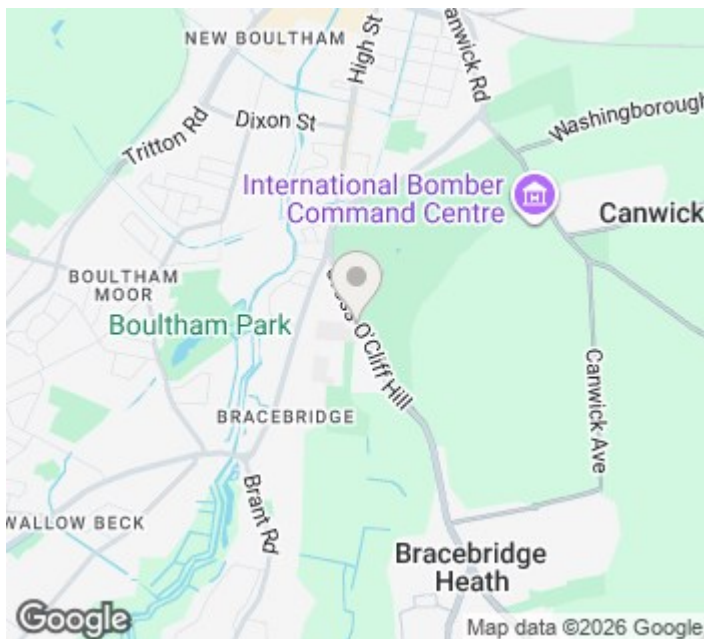
The property offers an open plan kitchen, dining and living arrangement, bedroom and modern shower room.

Ideally located just a short distance from Lincoln city centre, the property benefits from easy access to a wide range of shops, cafes, restaurants, and local amenities. The popular West Common is also nearby, offering excellent opportunities for walking and recreation. The area is well served by public transport links, and several highly regarded schools are within easy reach.

This characterful apartment presents an excellent opportunity for professionals, couples, or anyone seeking spacious accommodation in a desirable Lincoln location.

RENT: £850.00
DEPOSIT: £980.76
ENERGY RATING: C
COUNCIL TAX BAND: TBC

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, and copies are displayed in our offices and can be provided on request."



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lincoln Lettings

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