

BELL

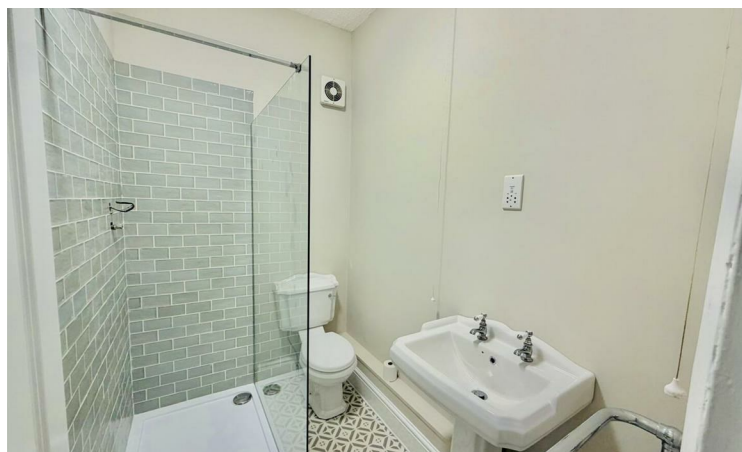


APARTMENT 3, 17 CROSS O'CLIFF HILL  3  1  0  C

Lincoln

£1,000 Per

- RENT: £1000 PCM / DEPOSIT: £1153.84
- NEWLY REFURBISHED INTERIOR
- 3 BEDROOMS
- CONTACT LINCOLN: 01522 538 888



VIEWING IS HIGHLY RECOMMENDED

Nestled in Lincoln, this delightful three-bedroom duplex apartment offers a perfect blend of period charm and modern convenience. The property has recently undergone refurbishment, retaining its character while providing all the benefits of modern living.

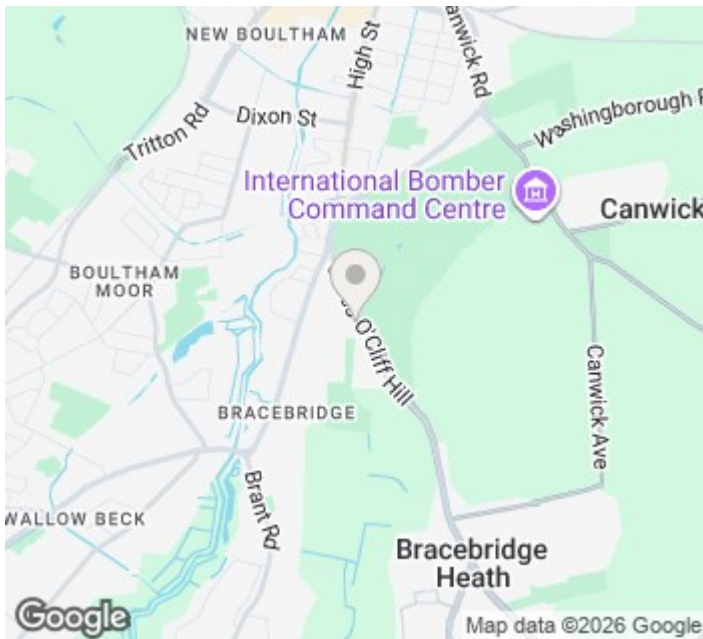
Upon entering the property, you are welcomed by a bright and modern interior, complemented by tasteful decor throughout. The three generously sized bedrooms offer comfortable accommodation, while the modern bathroom is finished to a good standard.

The property also benefits from access to a communal garden, providing a pleasant outdoor space for the prospective tenants to enjoy.

One of the standout features of this property is its excellent location. Situated close to Lincoln city centre, with easy access to a wide range of shops, cafes, restaurants, and other local amenities including the west common. The area is well served by public transport links, and several schools are located nearby.

RENT: £1000.00
DEPOSIT: £1153.84
EPC: C
COUNCIL TAX BAND: A

"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, www.robert-bell.org, 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	70	
(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

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