

# BELL



(FLAT 3) 110, MONKS ROAD

Lincoln



£650 PCM

- RENT: £650.00 / DEPOSIT: £750.00
- ONE BEDROOM FLAT
- CONTACT LINCOLN: 01522 538 888
- EPC: C / COUNCIL TAX BAND: A
- CENTRAL CITY LOCATION
- IDEAL FOR PROFESSIONALS OR COUPLES

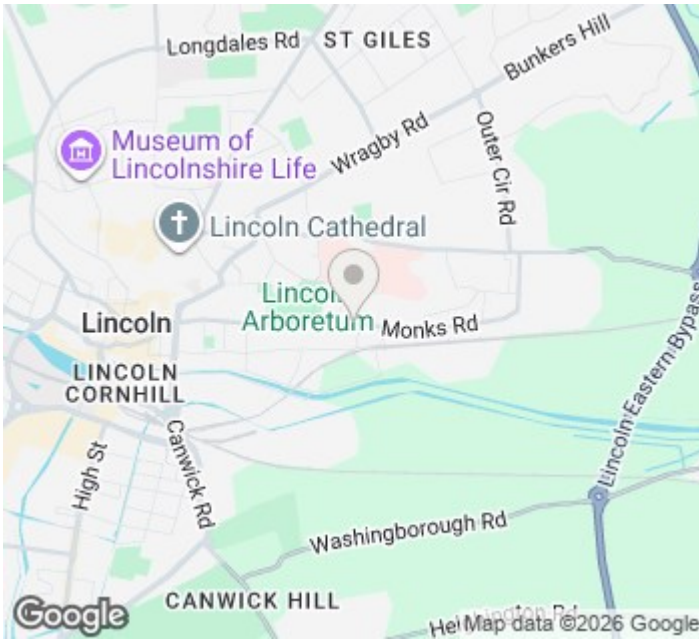


A well-presented one-bedroom flat, conveniently situated within walking distance of Lincoln's city centre. Offering comfortable and practical living, the property is well suited to professionals or couples, with easy access to a range of local amenities, transport links, and the historic Cathedral Quarter.


The property offers the following unfurnished accommodation: Lounge/Kitchen: Bedroom: Shower Room: Outside space

ELECTRIC: £50.00 PER CALENDAR MONTH

"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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</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		
<b>England &amp; Wales</b>	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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