



Swan Street, Lincoln



£725 PCM

- *VIRTUAL VIEWING AVAILABLE*
- One Bedroom Apartment
- Holding Deposit £167
- Fully Furnished
- Council Tax Band A
- EPC Grade B
- Deposit £836
- EPC rating B



Newton Fallowell are delighted to offer this Furnished and Well Presented One Bedroom Ground Floor Apartment situated within a fantastic position in Lincoln City Centre. The property sits towards the bottom of Steep Hill and The Strait, on the doorstep of a range of local amenities as well as being just a short walk from the Cathedral Quarter. The property is set on the ground floor of a modern apartment block with the front door leading into the Entrance Hallway which gives access to the open plan Kitchen/Lounge, Double Bedroom, and Bathroom. The property is offered fully furnished. EPC Rating B. Deposit £836. Available from 13th December 2024.

Entrance Hall

Opening into from the front door.

Bedroom 11'0" x 11'8" (3.4m x 3.6m)

With Window and Electric Storage Heater.

Open Plan Lounge/Kitchen 14'7" x 16'2" (4.4m x 4.9m)

Fully fitted Kitchen with eye and base level units, with sink and drainer. Oven Hob and Extractor. Breakfast Bar. Window to the front elevation and electric storage heater.



Bathroom 6'0" x 6'5" (1.8m x 2m)

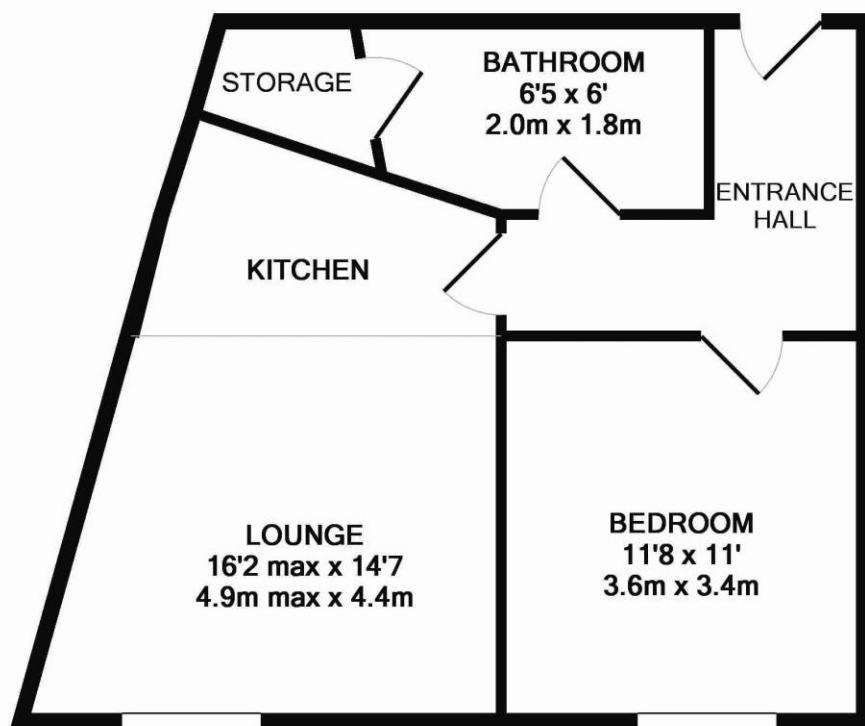
Three piece white suite consisting of Wc, hand basin, bath with shower over.

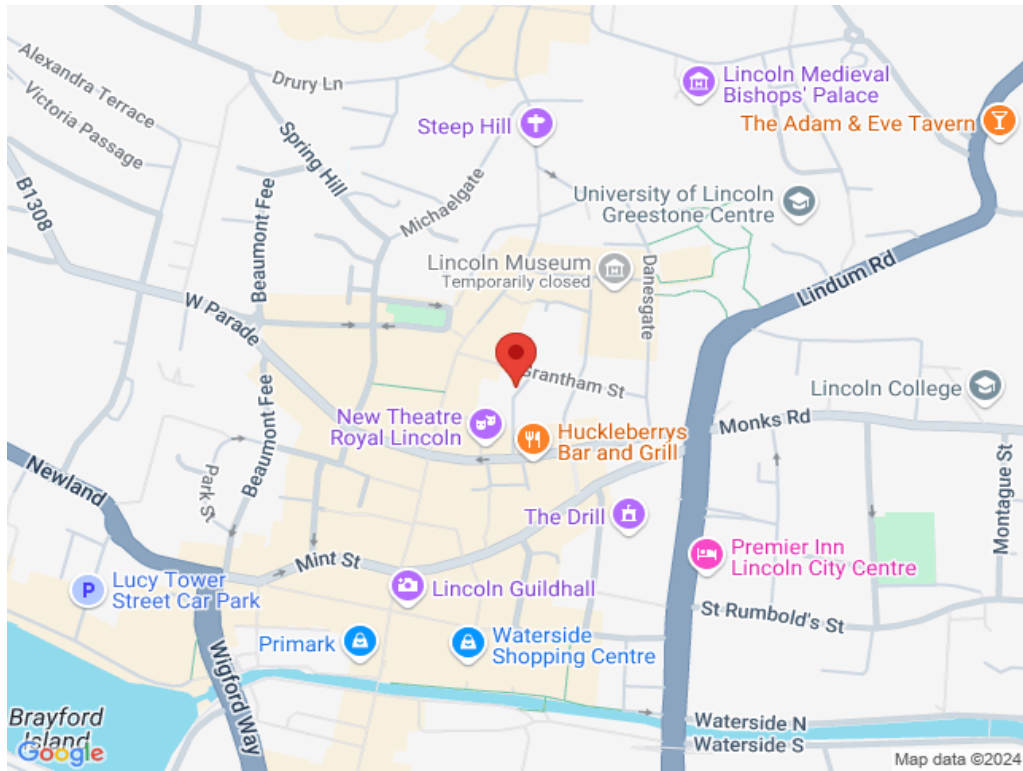
Storage Cupboard

Containing the water tank.

Agency Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk