



Witham Mews, Anchor Quay

£895 PCM


MARTIN & CO

Witham Mews, Anchor Quay

House - Townhouse

3 Bedrooms, 3 Bathroom

£895 PCM

Date Available: 2nd July 2024

Deposit: £1,032

Unfurnished

- 3 Bedrooms
- En suite
- Town House
- City Location



A 3 bedroom town house is excellently located being close to the centre of Lincoln yet having the benefits of a quiet area. The property comprises: Entrance hall, cloakroom, dining kitchen with fitted oven, hob and extractor, lounge with laminate flooring and patio doors leading to the patio and rear garden. On the first floor there two double bedrooms and a family bathroom. The top floor has the very spacious master bedroom with en-suite and walk in wardrobe.



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Unfortunately we cannot accept smokers or pets on this property.
 Mobile (based on calls indoors) - Vodafone + O2
 Broadband (estimated speeds) Broadband (estimated speeds) Standard 11 mbps
 Superfast 80 mbps Ultrafast 1000 mbps
 Satellite & Cable TV Availability - BT + Sky
 Length of tenancy - 12 months initial tenancy
 Council tax band - C - Lincoln City Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<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.