



**Fairfax Street, Lincoln**

**£950 PCM**

  
**MARTIN&CO**

Fairfax Street, Lincoln

Apartment - Penthouse  
2 Bedrooms, 2 Bathroom

£950 PCM

Date Available: 1st September  
2024

Deposit: £1,096

**Unfurnished**

- Two Double Bedrooms
- Two Bathrooms
- Spacious Open Plan Living
- River Views
- Walking Distance to City Centre
- Electric Heating
- Penthouse Apartment
- Deep Storage Cupboard
- Council Tax - B
- EPC - D

A fabulous opportunity to rent a beautiful LARGE penthouse apartment close to the town centre with river views. A modern fitted kitchen with appliances leads to an open plan lounge diner showing off this spacious two double bed roomed accommodation - the master bedroom having an en suite bathroom.

Length of tenancy - 12 months initial tenancy  
Council tax band - B -Lincoln City council



**FULL DESCRIPTION**

This extremely spacious penthouse apartment Internally comprises: Entrance hall, open plan living with modern fitted kitchen including integrated appliances. Two double bedrooms with the master having an en suite shower room plus the main bathroom which also benefits from having a shower over the bath. Allocated parking for one vehicle, electric heating and river views.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - B - Lincoln city council

Broadband (estimated speeds)  
Standard - 6 mbps  
Superfast -unobtainable  
Ultrafast - 1000 mbps

Satellite & Cable TV Availability - BT & Sky

Mobile (based on calls indoors) -  
O2, Three & Vodafone - Good  
EE - Fair



| 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 |  |         |           |
|   |  | 66      | 78        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
|   |  | 62      | 63        |
| EU Directive 2002/91/EC   |  |         |           |

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**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.