



Museum Court, Lincoln

£1,200 PCM


MARTIN&CO

Museum Court, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£1,200 PCM

Date Available: 27th August 2024

Deposit: £1,384

Unfurnished

- Two Double Bedrooms
- Master Bedroom with En-Suite
- Two Reception Rooms
- Spacious Living
- Gated Access
- Secured Allocated 1 x Parking space

This private three floor luxury two bedroom home is located within gated access, in the heart of the sought after City Centre. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, Steep Hill which leads to the Uphill area of Lincoln and the Bailgate. One gated parking space.



DESCRIPTION

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Unfortunately we cannot accept smokers or pets on this property.
 Council tax band - D - Lincoln Council
 6 month initial tenancy

Broadband (estimated speeds)
 Standard 18 mbps
 Superfast 80 mbps
 Ultrafast not available
 Mobile (based on calls indoors) EE Good, Vodafone, Three O2,
 Satellite & Cable TV Availability BT & Sky



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |
| (69-80) C | | |
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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.