



**Angelica Road, Lincoln**

**£950 PCM**

  
**MARTIN & CO**

Angelica Road, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£950 PCM

Date Available: 15th September 2024

Deposit: £1,096

Unfurnished

- Walking Distance to City Centre
- Two Bedrooms one with fitted wardrobes
- Second Floor
- Views of both Fossdyke Canal and Lincoln Cathedral
- Open Plan Living
- Gas Central Heating
- Secure Intercom Entry System

A fabulous opportunity to rent this two bedroom second floor apartment with double aspect lounge overlooking the Fossdyke Canal in a fantastic location in Lincoln. Finished to a high specification this apartment would suit professionals wishing to be close to the town centre and Lincoln University, whilst enjoying tranquil living.



## FULL DESCRIPTION

Located within walking distance to Lincoln city centre and University is this this fabulous two bedroom second floor apartment having double aspect lounge overlooking both the Fossdyke Canal and Lincoln Cathedral. An open plan lounge/diner creates a modern living space complete with fitted kitchen, washer / dryer, fridge freezer, integrated electric oven, gas hob and extractor fan. Patio doors open onto the balcony where you can enjoy rural views and of Lincoln Cathedral. Double bedroom with fitted wardrobes, single bedroom, a family bathroom with shower over bath complete this superb property Finished to a high specification this apartment would suit professionals wishing to be close to the town centre and Lincoln University, whilst enjoying tranquil living. Initial Tenancy 6 Months Council Tax - Band B - Lincoln city council Unfortunately we are unable to accept pets or smokers at this property

Mobile (based on calls indoors) O2 & Vodafone

Broadband (estimated speeds)

Standard 10 mbps

Superfast -

Ultrafast 1000 mbp

Satellite & Cable TV Availability BT, SKY & VIRGIN



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			
England & Wales		83	83
		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			
England & Wales			
		EU Directive 2002/91/EC	

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto: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.