



Newark Road, Lincoln

£650 PCM


MARTIN & CO

Newark Road, Lincoln

Flat

1 Bedrooms, 1 Bathroom

£650 PCM

Date Available: 9th September
2024

Deposit: £750

Unfurnished

- Modern Ground Floor Apartment
- One Double Bedroom
- Open Plan Living
- Off Road Parking
- Single Garage
- Pleasant Communal Grounds
- Council tax band - A
- EPC rating - C

Modern one bedroom ground floor apartment, situated just off Newark Road within the pleasant grounds of the converted Old Rectory. Comprising internally of a spacious open plan lounge kitchen diner, bathroom and a double bedroom. Externally there is off road parking and a single garage.



Modern one bedroom ground floor apartment, situated just off Newark Road within the pleasant grounds of the converted Old Rectory. Comprising internally of a spacious open plan lounge kitchen diner, bathroom and a double bedroom. Externally the property benefits from off road parking and a single garage.

Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 months initial tenancy with a long term let available
 Council tax band - A - Lincoln City Council

Broadband (estimated speeds)
 Standard 9 mbps
 Superfast 32 mbps
 Ultrafast 10000 mbps
 Mobile (based on calls indoors)
 O2, EE, Three, Vodafone
 Satellite & Cable TV Availability
 BT, Sky, Virgin



Energy Efficiency Rating	
Current	Potential
	92
73	

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 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

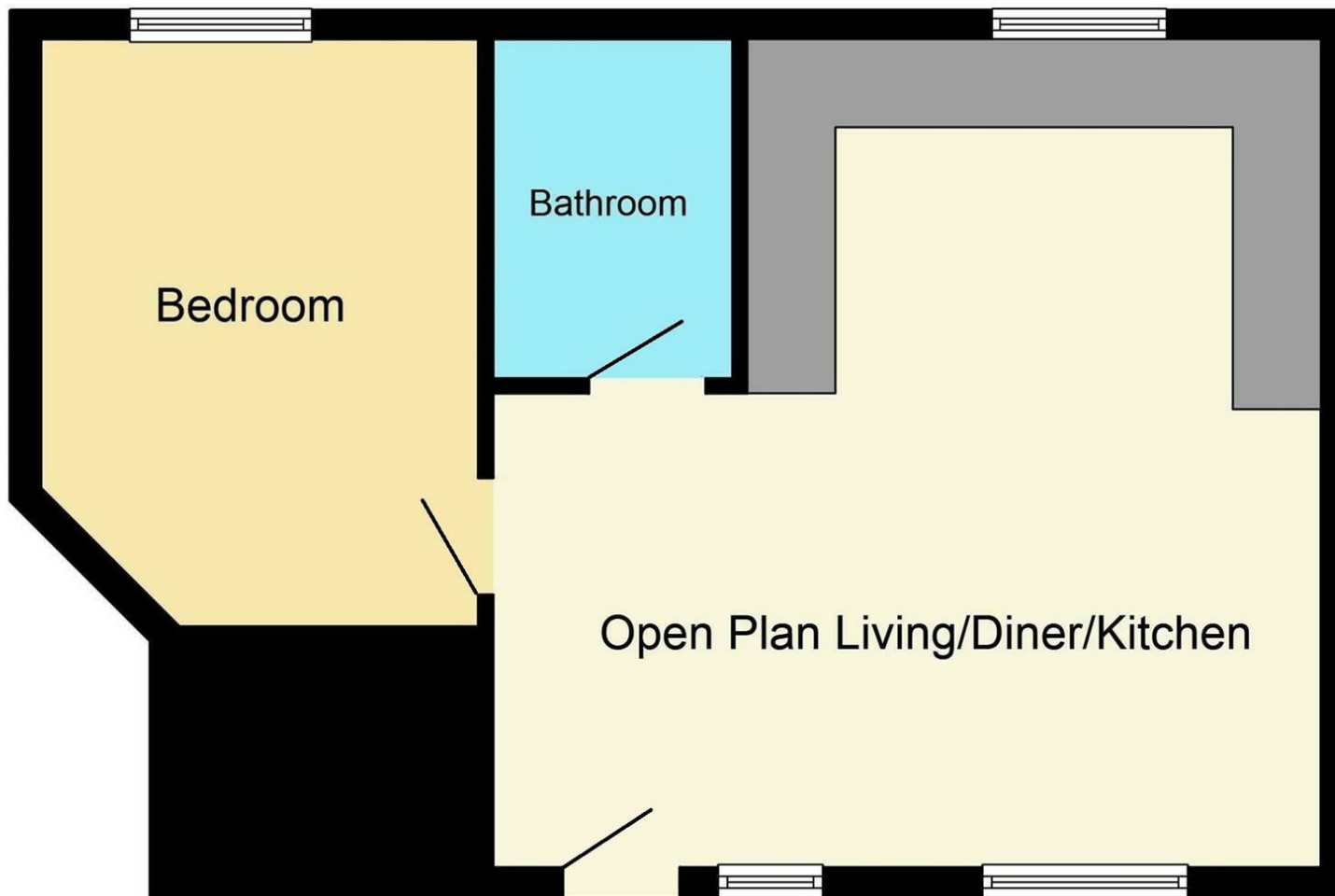
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The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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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.

 The Property
Ombudsman