



**Bedford Court, St Pauls Lane**

**£699 PCM**

  
**MARTIN & CO**

Bedford Court, St Pauls Lane

Apartment

1 Bedrooms, 1 Bathroom

£699 PCM

Date Available: 22nd April 2024

Deposit: £748

Furnished

- Bailgate Location
- Secure Location
- 1 Bedroom
- Part Furnished
- EPC - D
- Council Tax - A



A superb furnished 1 bedroom with ensuite, first floor apartment situated in a quiet secure court in the heart of Bailgate. The apartment is very close to the cathedral and castle and a short walk to Lincoln centre. The property does not have any parking available. Initial 12 month tenancy

Due to the size of the apartment this is suitable for single occupancy only

Length of tenancy - 12 months initial tenancy

Council tax band - A - Lincoln City Council  
EPC Grade - D

Broadband (estimated speeds) - Standard 10 mbps & Superfast 80 mbps

Mobile (based on calls indoors - o2, EE, Vodafone Satellite & Cable TV Availability - BT & SKY



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>55</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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>**



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**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.