



**Greenfinch Crescent, Witham St.
Hughs**

0250 5011


MARTIN & CO

Greenfinch Crescent, Witham St. Hughs

Flat

2 Bedrooms, 2 Bathroom

£850 PCM

Date Available: 10th October 2024

Deposit: £850

- Two Bedrooms
- Ground Floor Apartment
- Modern and Spacious
- Master with Ensuite
- Family Bathroom
- Open Plan Living
- Allocated Off Road Parking
- Village Location

Modern and spacious two bedroom ground floor apartment in the village of Witham St Hughs. Benefits include a master bedroom with double shower ensuite and fitted wardrobes, open plan living kitchen/diner and allocated off road parking.



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Unfortunately we are unable to accept smokers or pets at this property.

- Initial Tenancy 12 months
- Council Tax - A - North Kesteven
- Mobile (based on calls indoors) 02 & EE
- Satellite & Cable TV Availability - BT & Sky
- Broadband (estimated speeds)
- Standard 6 mbps
- Superfast 80 mbps
- Ultrafast 1000 mbps



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		
	78	78
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	83	84
England & Wales	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.