



**Woodfield Avenue, Lincoln**

**£725 PCM**

  
**MARTIN & CO**



Woodfield Avenue, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£725 PCM

Date Available: 18th November  
2024

Deposit: £836

Unfurnished

- First Floor Flat
- Two Double Bedrooms
- Enclosed Rear Garden
- PVC DG & GCH
- Refurbished Kitchen
- Popular Location



Two double bedroom modern first floor flat with a rear garden. Located in the popular residential area of Birchwood, close to amenities and schooling plus excellent bus routes and only a short drive into the city centre itself. PVC double glazing and gas central heating.





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Unfortunately we cannot accept smokers or pets on this property.

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

Broadband (estimated speeds)  
 Standard 2 mbps  
 Superfast 73 mbps  
 Ultrafast 10000 mbps  
 Mobile (based on calls indoors) o2, EE, Vodafone  
 Satellite & Cable TV Availability BT, SKY Virgin



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		
	67	77
England & Wales	EU Directive 2002/91/EC	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>		
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**01522 503727**  
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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.