



Swan Street, Lincoln



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### £1,100 PCM

- **\*\*VIRTUAL VIEWING AVAILABLE\*\***
- Fully Furnished Modern Apartment
- Two Double Bedrooms
- City Centre Location
- Available from May 2026
- Holding Deposit: £253.00
- Deposit: £1269.00
- EPC Rating C



Modern and fully furnished 2 bedroom apartment located in city centre, just a 10 minute walk to Lincoln University and a stone's throw from the High Street. The apartment offers 2 double bedrooms, with a double bed, desk chair, chest of drawers and wardrobe in each. The property also offers a living room, and a fully equipped kitchen and bathroom. EPC rating C, Deposit £1269, Available from 18th May 2026.

### Entrance Hall

With access to storage cupboards.

### Lounge/Kitchen 23'1" x 12'6" (7m x 3.8m)

With a window to the rear aspect, fitted with a range of wall and base units, sink with drainer unit, integrated oven and induction hob with extractor hood.

### Bedroom One 14'8" x 8'5" (4.5m x 2.6m)

With a window to the rear aspect and electric radiator.

### Bedroom Two 14'6" x 8'0" (4.4m x 2.4m)

With a window to the rear aspect and electric radiator.

### Bathroom

With a window to the side aspect, low level wc, vanity wash hand basin, panelled bath with shower over and heated towel rail.



### Outside

With access through communal entrance.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GROUND FLOOR**  
612 sq.ft. (56.9 sq.m.) approx.



SWAN STREET, LINCOLN, LN2 1LF

TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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