

**BELL**



70 THURCROFT COURT, WILLIAMSON  2  1  1  D

Lincoln

£950 PCM

- RENT: £950.00 / DEPOSIT: £1096.15
- GROUND FLOOR APARTMENT
- UPHILL LOCATION
- COUNCIL TAX BAND: B / EPC: D
- TWO DOUBLE BEDROOMS
- CONTACT LINCOLN OFFICE: 01522 538888

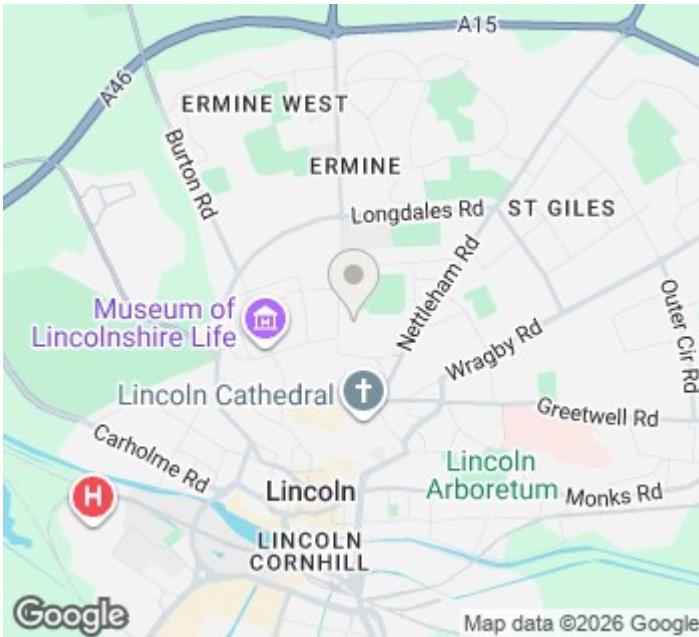


A beautifully presented ground floor apartment located in Williamson Street in the uphill Lincoln district close to the Cathedral quarter and popular Bailgate shopping area.

The accommodation comprises the following: Entrance Hall: Lounge (with patio doors): Dining Room: Modern Fitted Kitchen: Inner Hall: Two Double Bedrooms (one with fitted wardrobe): Bathroom (with bath, shower over, hand wash basin and low level WC):

Further Benefits Include: South Facing Outside Seating Area: Multiple Storage Cupboards: Gas Central Heating: Double Glazing: Allocated Parking Space.

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, [www.robert-bell.org](http://www.robert-bell.org), and copies are displayed in our offices and can be provided on request."



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	<b>66</b>	<b>74</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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