



**(FLAT 3) 110 MONKS ROAD  
LINCOLN, LN2 5PQ**

**£650 PCM**

A well-presented one-bedroom flat, conveniently situated within walking distance of Lincoln's city centre. Offering comfortable and practical living, the property is well suited to professionals or couples, with easy access to a range of local amenities, transport links, and the historic Cathedral Quarter.

The property offers the following unfurnished accommodation: Lounge/Kitchen: Bedroom: Shower Room: Outside space


ELECTRIC: £50.00 PER CALENDAR MONTH

RENT: £650.00





**EPC Rating: C    Council Tax Band: A**

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>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</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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