



**Willow Tree Close, Witham View**

**£850 Per Month**

  
**MARTIN&CO**

# Willow Tree Close, Witham View

Apartment

2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 3rd August 2026

Deposit: £980

Unfurnished

- Master Bedroom with Ensuite
- Open Plan Living
- Close to Town
- Kitchen with Appliances
- Second Floor Apartment
- Views of River Witham to Rear
- Council Tax A
- EPC - C

Two Bedroom Second Floor Apartment with views of the River Witham to the rear. Comprising of two bedrooms, master with ensuite, family bathroom, open plan lounge diner and a fitted kitchen with appliances.



**Description**  
 Two Bedroom Second Floor Apartment with views of the River Witham to the rear. Comprising of two bedrooms, master with ensuite, family bathroom, open plan lounge diner and a fitted kitchen with appliances.

Council Tax Band A - Lincoln City  
 EPC - C

Mobile (based on calls indoors)  
 O2 EE Three Vodafone  
 Broadband (estimated speeds)  
 Standard 5 mbps  
 Superfast -  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT Sky Virgin Media



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		
	80	85

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	77	77

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.