

BELL



APARTMENT 17, 44 GREETWELL GATE

 2  1  1  B

Lincoln

£1,195 PCM

- RENT: £1195.00.00 / DEPOSIT: £1378.84
- CATHEDRAL VIEW APARTMENT
- ALLOCATED PARKING
- EPC: B / COUNCIL TAX BAND: D
- TWO DOUBLE BEDROOMS
- CONTACT LINCOLN: 01522 538888



CATHEDRAL VIEW APARTMENT!

A beautifully presented two-bedroom apartment, ideally located in the highly sought-after Uphill area of Lincoln. Situated within walking distance of the historic Lincoln Cathedral and Bailgate, the property offers a rare combination of modern comfort and charming views.

The apartment features two generously sized bedrooms, one of which includes built-in wardrobe space. A newly fitted shower room (jack and jill) adds a touch of luxury, complete with ample storage for convenience.

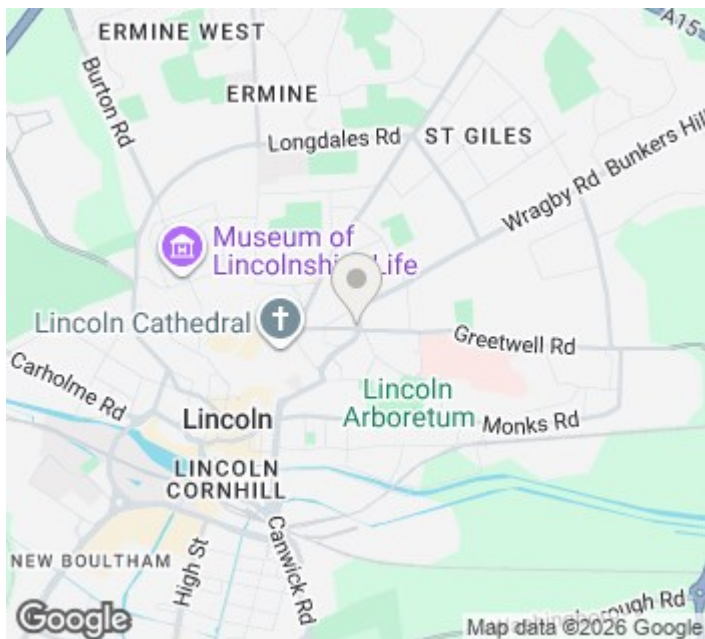
The heart of the apartment is a spacious and bright lounge boasting picturesque views of Lincoln Cathedral. The separate kitchen is well-appointed with high-quality integrated appliances, including a fridge freezer, dishwasher, and washing machine.

This stylish and well-equipped property is ideal for professionals or couples looking to enjoy the best of Lincoln's historic charm with modern living comforts.

Further Benefits Include: Allocated Parking: Gas Central Heating: Double Glazing: Ample Storage Space: Concierge:

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 DEPOSIT: £1378.84
 ENERGY RATING: B
 COUNCIL TAX BAND: D

"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, and copies are displayed in our offices and can be provided on request."



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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