



Tanners Court,
Lincoln, Lincolnshire, LN5 7AG
£495 PCM



Situated within easy access of the city centre this modern one bedroom furnished apartment is built to a high specification with built in appliance to the kitchen including, oven, hob, fridge, freezer, washing machine and also features built in wardrobes to the bedroom. Available beginning to mid August.

ENTRANCE HALL

Accessed at the end of the corridor with storage heating leading to all rooms

OPEN PLAN LOUNGE/KITCHEN/DINER

15'11" x 12'2" (4.85 x 3.71)

Fitted with a range of base and wall units with separate fridge and freezer, integrated cooker, microwave and stainless steel drainer sink. The lounge has a storage heater, TV point, telephone point and window to rear aspect.

BEDROOM

12'3" x 9'4" (3.73 x 2.84)

With built in wardrobes and electric heater and window to rear aspect

BATHROOM

8'8" x 5'11" (2.64 x 1.80)

Fitted with a 3 piece suite comprising of bath with shower attachment, low level wc and wash hand basin, fan heater and heated towel rail

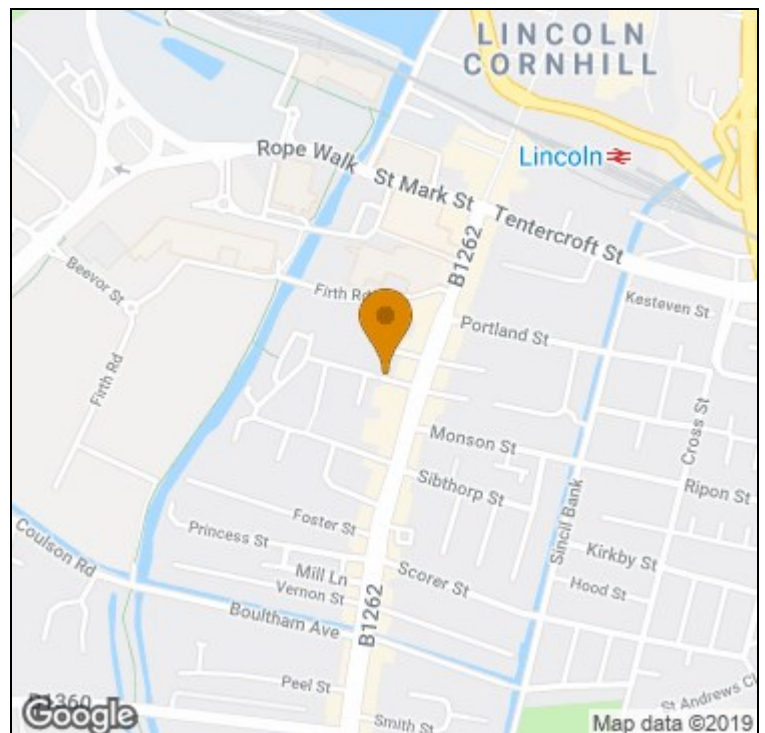


TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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