



## Room 4, 107 Cross Street

Lincoln, LN5 7XQ

**£95.00pw**

### **ONE ROOM IN A SHARED HOUSE! ALL BILLS INCLUDED**

Double Room on the First Floor in a professional house share close to the City Centre. The property briefly comprises of Communal Lounge, Communal Kitchen, Communal Bathroom and a Double Bedroom. With all bills included in the rent.



### ACCOMMODATION

ALL BILLS INCLUDED - Double Room on the First Floor in a professional house share close to the City Centre. The property briefly comprises of Communal Lounge, Communal Kitchen, Communal Bathroom and a Double Bedroom. With all bills included in the rent.

### OUTSIDE

Communal Garden / Courtyard for the use of all the occupiers.

### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

### RENT AND DEPOSIT

The asking Rent for the property is £95 per week and the Tenancy Deposit is £350.

### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

### VIEWINGS

By prior appointment through Mundys.

- Double Room in a Shared House
- Communal Courtyard
- Fully Furnished
- Communal Kitchen, Bathroom & Lounge
- Modern Interior
- Utility Bills Included in the Rent
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

