



## 16 Rookery Park

Lincoln, LN6 7BY

**£795 pcm**

This is a modern Two Bedroom home situated in a popular residential area to the South of the City. The internal accommodation briefly comprises; Lounge, Dining Kitchen & Downstairs WC, with Two Bedrooms and Family Bathroom with Shower to the first floor. Also with off street Parking and an enclosed rear Garden.



## LOCATION

Located off Rookery Lane, within close proximity to a wide range of local amenities including schools, shops and public houses. There are regular bus services into the City Centre. 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.

## ACCOMMODATION

The accommodation briefly comprises; Lounge, open plan Kitchen Diner, Downstairs WC, two double Bedrooms and Bathroom with shower.

## OUTSIDE

The property benefits one Allocated Parking space and an enclosed rear Garden.

## RENT AND DEPOSIT

The asking Rent for the property is £795.00 per calendar month and the Tenancy Deposit is £915.00 (equal to 5 weeks' rent).

## TENANCY TERM

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

## 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/>

## VIEWINGS

By prior appointment through Mundys.



- Modern Two Bedroom Semi-Detached House
- Popular Residential Area
- Open Plan Kitchen Diner
- Enclosed Rear Garden
- Off Street Parking
- Close to City Centre
- Sorry No Pets
- Council Tax Band A
- Energy Rating C

Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.