



Flat 22, Newport

Lincoln, LN1 3DF

£995 pcm

NEWLY RENOVATED THROUGHOUT!

NEWLY RENOVATED THROUGHOUT! Over two floors, this duplex apartment must be viewed to appreciate the size of the property on offer. Bedroom One has both a walk-in wardrobe and en-suite shower room, two further bedrooms, two bathrooms, kitchen, lounge and driveway for parking!



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.

ACCOMMODATION

This duplex apartment is available now and has been recently renovated throughout. Entry to the property is via a private staircase and leads directly into the Kitchen. On the Ground Floor there is a Family Bathroom, Bedroom Two, Lounge and built-in Storage. To the First Floor there is Bedroom Three and Bedroom One which has a walk-in wardrobe area and an En-suite Shower Room.

OUTSIDE

Set on Newport only a short walk from the famous Steep Hill and the Uphill Area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University. Access to the property is via Lillys Road and Ernest Terrace.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (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.

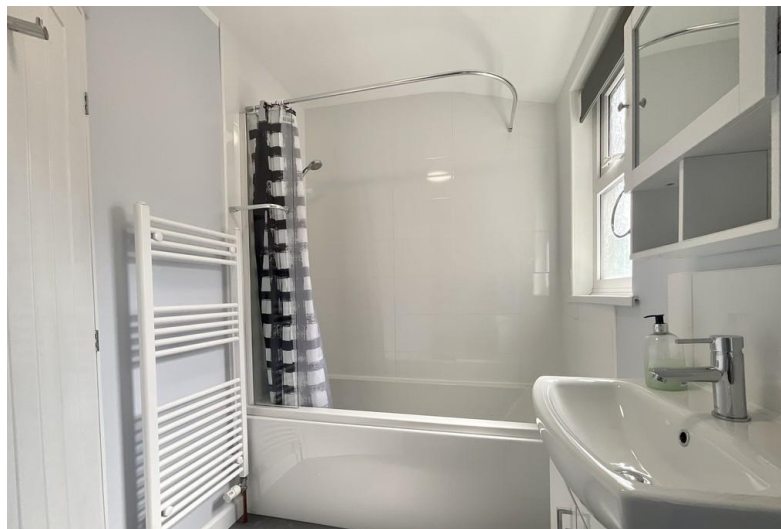
ADDITIONAL FEES

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.

- **Driveway - Parking One Car**
- **Three Bedrooms / Two Storey**
- **En-Suite to Bedroom One**
- **Newly Renovated Throughout**
- **Walk in Wardrobe to Bedroom One**
- **Property Available Now**
- **Spacious Lounge / Modern Kitchen**
- **Popular Uphill Location**
- **Council Tax Band - TBC**
- **EPC Rating - TBC**



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.