



## 8 St. Cuthberts Court

Lincoln, LN1 3ER

**£1,450 pcm**

A Fully Furnished Executive Home available in the prestigious Uphill Area of the City - Briefly comprises of Entrance Hall, Bedroom One with En-Suite Shower Room, Bedroom Two, Bedroom Three. Utility Room and Separate Bathroom. Stairs to First Floor Landing of Open Plan Living, Dining Room and Kitchen. Mezzanine Office / Snug to the Third Floor and Balcony. The Property also benefits a single Garage and secured gated entry.



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### 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 College.

### ACCOMMODATION

Briefly comprises of Entrance Hall, Bedroom One with En-Suite Shower Room, Bedroom Two, Bedroom Three. Utility Room and Separate Bathroom. Stairs to First Floor Landing of Open Plan Living, Dining Room and Kitchen. Mezzanine Office / Snug to the Third Floor and Balcony.

### OUTSIDE

Single Garage, Gated Entry, Courtyard and Balcony.

### RENT AND DEPOSIT

The asking Rent for the property is £1,450 per calendar month and the Tenancy Deposit is £1,670 (equal to 5 weeks' rent).

### VIEWING

By prior appointment through Mundys.

### 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.

- Gated Development
- Single Garage
- Three Bedrooms
- Three Storey Home
- Balcony & Courtyard
- Fully Furnished
- EPC Energy Rating - C
- Council Tax Band - C
- Sorry, No Pets
- Parking in Garage Only



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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