



**88a Bailgate**

Lincoln, LN1 3AR

**£950 pcm**

**NEWLY FITTED CARPETS**

Internally this property comprises over two floors, to the Entrance Hall there is a Kitchen, Family Bathroom, Lounge and Storage Cupboard. Upstairs there are Two Double Bedrooms and a Roof Top Balcony with Cathedral Views. There is an additional £30.00pcm fixed utility charge.



### LOCATION

The property is situated in the heart of the extremely sought after Bailgate area of the City which is within walking distance to the Cathedral. The property is served by a large range of local amenities, including shops, schools and leisure facilities.

### ACCOMMODATION

Set in the Heart of the Bailgate having recently had newly fitted carpets, this apartment will be highly sought after. The internal accommodation comprises of; Entrance Hall leading to a Kitchen with access to the Rooftop Terrace with a Cathedral View. Family Bathroom, Storage Cupboard and Spacious Lounge. Up the stairs to the Second Floor there are Two Double Bedrooms. Please note water is payable to the landlord at a fixed utility cost of £30pcm.

### OUTSIDE

The apartment is situated above a shop with side access to the property, located at the rear. There is a small area of outside space off the Kitchen overlooking the Cathedral.

### RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00

### 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/>

### VIEWING

By prior appointment through Mundys.

- Two Bedroom Apartment
- Prime Bailgate Position
- Stunning Roof Terrace
- Modern Kitchen
- Separate Lounge
- Fixed Water Charge - £30 pcm
- Council Tax Band - A
- EPC Energy Rating - C
- No Allocated Parking
- Gas Central Heating



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.

Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

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