



## 5 Howe Court

Lincoln, LN2 4DU

**£850 pcm**

### **FIXED UTILITY COST - ALLOCATED PARKING.**

Property briefly comprises of Entrance Hall, Bedroom One, Bedroom Two, Shower Room, Storage Cupboard/Utility Cupboard. Stairs to First Floor Open Plan Living Accommodation / Dining Room and Kitchen.



## Howe Court, Lincoln, LN2 4DU

### 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

With internal accommodation comprising of; Entrance Hall, leading to the First Floor Stairs and landing where the Open Plan Living Accommodation, Dining Area & Kitchen can be found. Downstairs there are two double bedrooms, a shower room and a storage / utility cupboard.

### OUTSIDE

One Allocated Parking Space.

### RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00

There is a fixed utility cost of £175.58 per month to cover Gas, Electric and Water.

### TENANCY TERM

The property is to be let with an initial 12-month 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.

- Two Double Bedrooms
- One Allocated Parking Space
- Open Plan Lounge, Kitchen & Diner
- Downstairs Storage & Washing Machine
- Downstairs Shower Room
- Fixed Utility Cost - £175.58pcm
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C
- Gas Central Heating
- Viewing Highly Recommended



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.

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