



**291A Monks Road**

Lincoln, LN2 5LA

**£695 pcm**

**AVAILABLE NOW!**

Internal accommodation comprises of ; Entrance Hall, leading to Bathroom, Kitchen, Large Double Bedroom and Lounge. Furniture photographed can be purchased prior to the start of the tenancy at a negotiated cost.



## LOCATION

The property is accessed via Toronto Street, with access to the Monks Road building via a rear door. Easy access to the City of Lincoln & 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 first floor, one double bedroom apartment is available now. Internal accommodation comprises of; Entrance Hall, leading to a bathroom with shower overhead, Kitchen, Double Bedroom and Spacious Lounge. Furniture photographed can be purchased at an additional cost which can be negotiated with the landlord at application.

## OUTSIDE

Communal Courtyard / Garden to the Front. On Street Parking available.

## RENT AND DEPOSIT

The asking Rent for the property is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00

## 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/>

## VIEWINGS

By prior appointment through Mundys.

- **One Double Bedroom**
- **Spacious Lounge**
- **Separate Kitchen**
- **Bathroom with Shower Overhead**
- **On Street Parking**
- **Communal Garden to the Front**
- **Property Available Now**
- **EPC Energy Rating - D**
- **Council Tax Band - A (Lincoln City)**
- **Viewing Recommended**

