



2 Ayma Mews, Yarborough Road

Lincoln, LN1 1HT

£795 pcm

PARKING AVAILABLE

Internal accommodation briefly comprises of Open Plan Living Accommodation comprising Kitchen, Lounge, Downstairs WC, Bedroom One and Stairs leading to the First Floor Landing giving access to Bedroom Two and Bathroom with Bath and Shower Overhead. The property has one Allocated Parking Space.



LOCATION

Ayma Mews is conveniently located in the heart of Lincoln City Centre and is in easy walking distance to Lincoln University, High Street and the Bus and Train Stations.

ACCOMMODATION

A two-bedroom townhouse which is available now and has accommodation to comprise of Open Plan Living Kitchen with integrated appliances, Downstairs WC and Bedroom Two. Upstairs there is a further Double Bedroom and the Bathroom with a bath and shower overhead.

OUTSIDE

The property benefits from one Allocated Parking Space.

RENT & DEPOSIT

The asking Rent for the property is £795.00 per calendar month and the Tenancy Deposit is £915.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00

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/>

VIEWING

Viewings are strictly by prior appointment via Mundys.



- **Modern Open Plan Lounge & Kitchen**
- **One Allocated Parking Space**
- **Downstairs WC**
- **Communal Courtyard**
- **Kitchen with Integrated Appliances**
- **Walking Distance to City Centre**
- **EPC Energy Rating - C**
- **Council Tax Band - A (Lincoln City Council)**
- **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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