



Flat 1, 9 West Parade

Lincoln, LN1 1NL

£650 pcm

CITY CENTRE LIVING!

This is a well presented spacious apartment in the heart of the City Centre briefly comprising; Entrance Hall, Open Plan Living Room with Kitchen, double Bedroom and Bathroom with bath and separate shower cubicle. Viewing is recommended.



LOCATION

The property is centrally located within the historic Cathedral and University City of Lincoln. The property has full access to a range of local amenities including shops, schools, leisure facilities and supermarkets.

ACCOMMODATION

This first floor apartment benefits from internal accommodation briefly comprising of: Open Plan Bay Fronted Living Room with Kitchen Area, Double Bedroom and Bathroom with bath and separate shower cubicle. The property also benefits from gas central heating. Viewing is recommended.

OUTSIDE

There is a communal entrance hallway and stairway provides access to the property from West Parade. There is no other outside space at the property.

RENT AND DEPOSIT

The asking Rent for the property is £650.00 per calendar month and the Tenancy Deposit is £750.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £150.00

A fixed utility charge of £125 Individual/ £175 Couple Per Calendar Month is payable in addition to the Rent which includes Gas, Electric and Water. **Council Tax is not included and payable to the local authority separately.**

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

By prior appointment through Mundys.

- **One Bedroom Apartment**
- **City Centre Location**
- **Well Presented Accommodation**
- **Double Bedroom**
- **Large Bathroom with Shower Cubicle**
- **Available Now**
- **Fixed Utility Charge Applicable**
- **Viewing Highly Recommended**
- **Council Tax Band A**
- **Energy Rating C**



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.