



## 25 Ellisons Quay

Burton Waters, Lincoln, LN1 2GG

**£1,400 pcm**

### FURNISHED ACCOMMODATION & AVAILABLE NOW

A high specification three bedroom duplex apartment on the sought after Burton Waters development. The property has immaculate accommodation comprising of Entrance Hall, open-plan Kitchen and Lounge with idyllic Marina views, mezzanine Dining Room, Laundry Room, three Double Bedrooms, En-Suite Shower Room and Luxury Family Bathroom. Outside there are two allocated parking spaces in a gated car park.



### LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of Central Lincoln. Quality, style and security are at the forefront with a 24-hour manned station and CCTV. Facilities on the site include shops, cafes, restaurants, solicitors, Woodcock's pub and restaurant and David Lloyd Sports Centre adjacent to Burton Waters. The historic Cathedral 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 College.

### ACCOMMODATION

The property provides well-presented high specification FURNISHED accommodation briefly comprising: Entrance Hall, Stairs and First Floor Landing leading to: Open Plan Living Room/Kitchen with patio doors & Juliette Balcony, fitted Kitchen with integrated fridge, freezer, dishwasher, microwave & washing machine, Bedroom 2, Luxury Bathroom & Bedroom 3. Stairs and second floor Landing leading to: Mezzanine Dining Room, Laundry Room and Bedroom 1 with En Suite Shower Room off. The property also benefits from gas central heating and double glazing.

### OUTSIDE

The property benefits from two allocated parking spaces within a communal gated parking area. A boat mooring may also be included by negotiation.

### RENT AND DEPOSIT

The asking Rent for the property is £1400.00 per calendar month and the Tenancy Deposit is £1615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00

### 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/>

### VIEWINGS

By prior appointment through Mundys.

- **Furnished Accommodation**
- **Available Now, Viewing Required**
- **Fantastic Marina View**
- **Open Plan Kitchen and Lounge**
- **Three Double Bedrooms**
- **En Suite & Family Bathroom**
- **24 Hour Gated Security**
- **Allocated Parking**
- **Council Tax Band C - West Lindsey**
- **EPC Energy Rating - B**



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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.