



## 66 Westbrooke Place

Lincoln, LN6 7GS

**£950 pcm**

**AVAILABLE NOW!**

Open Plan Kitchen, WC and Lounge with French doors. To the First Floor there are two Bedrooms, Bedroom One with built-in wardrobes and a Bathroom with Shower over the Bath. Outside there is an enclosed rear Garden and Summer House. Two Allocated Parking Spaces



### LOCATION

The property is situated within the LN6 development and is well served by a full range of local amenities. The property provides easy access to Lincoln City Centre, shops, supermarkets and road networks leading to the A46.

### ACCOMMODATION

Internally this home has accommodation comprising of; Open Plan Living Accommodation & Kitchen and downstairs WC. Upstairs there are two double bedrooms, Bedroom One has a large built-in wardrobe and Family Bathroom with Shower Overhead.

### OUTSIDE

The property benefits from Two Allocated Parking spaces and an enclosed rear Garden with AstroTurf, Summer House and a Small Shed.

### RENT AND DEPOSIT

The asking Rent for the property is £950 per calendar month and the Tenancy Deposit is £1095 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00

### TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

### 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.

- **Modern Two Bedroom House**
- **Open Plan Kitchen Lounge**
- **French Doors to the Garden**
- **Double Bedroom with Wardrobes**
- **Downstairs WC**
- **Two Allocated Parking Spaces**
- **Enclosed Garden with Summer House**
- **EPC Energy Rating - B**
- **Council Tax Band - A**
- **Sorry, No Pets**

