



## 13 Museum Court

Lincoln, LN2 1JB

**£1,100 pcm**

### **SECURED GATED PARKING.**

Internal accommodation briefly comprising of; Lounge, Kitchen and Family Bathroom. Two Double Bedrooms, one having an En-Suite Bathroom and the second having built in wardrobes.



### LOCATION

The property is located right in the heart of the City Centre which offers a vast variety of shops, restaurants and local amenities. The Castle and Cathedral are located nearby and just are a short walk up the famous Steep Hill.

### ACCOMMODATION

A luxurious unfurnished two bed roomed Apartment with private allocated parking available in the heart of Lincoln City Centre. The property has internal accommodation briefly comprising of Entrance Hall, Lounge, Kitchen with Integrated Appliances. Bedroom One with En-Suite Bathroom, Bedroom Two and a Family Bathroom.

### OUTSIDE

The property benefits from secure gated parking, secured entry to the apartments and a communal entrance with lift.

### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1265.00 (equal to 5 weeks' rent).

Holding Deposit - £250.00

### 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.

- Luxurious Two Bed roomed Apartment
- City Centre Location
- Two Double Bedrooms
- En-suite to Master Bedroom
- Fully Fitted Kitchen
- Allocated Parking Space
- Secured Gated Entry
- EPC Energy Rating - C
- Council Tax Band - B
- Viewing Highly Recommended

