



39 The Quays

Burton Waters, Lincoln, LN1 2XG

£1,200 pcm

AVAILABLE NOW!

Internal accommodation comprises of ; Entrance Hall, WC, Kitchen leading to the Lounge. Upstairs there are two Bedrooms, one with fitted wardrobes and a Family Bathroom with shower over bath. Two Allocated Parking Spaces



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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, including 24-hour manned station with CCTV. Facilities on the site include shops, solicitors and the Woodcocks pub and restaurant and the 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 accommodation briefly comprising; Entrance Hall, WC, Open Plan Living Accommodation consisting of Lounge & Dining Kitchen with Integrated Appliances. Upstairs there are two Bedrooms, both doubles and both benefiting from either fitted wardrobes or additional storage. Family Bathroom with Bath with Shower overhead.

OUTSIDE

Garden to the Rear with Balcony off Bedroom One. Patio area and two allocated parking spaces. Additional Storage Cupboard

RENT AND DEPOSIT

The asking Rent for the property is £1200.00 per calendar month and the Tenancy Deposit is £1380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- **Two Double Bedrooms**
- **Built in Wardrobes / Storage**
- **Open Plan Living Accommodation**
- **Kitchen with Integrated Appliances**
- **Two Allocated Parking Spaces**
- **WC & Family Bathroom**
- **24 Hour Gated Security**
- **Council Tax Band - C**
- **EPC Energy Rating - B**
- **Viewing Highly Recommended**



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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.

