



**20 Castle Street**

Lincoln, LN1 3HU

**£875 pcm**

This immaculately presented home is ideally situated within the popular Uphill Area of Lincoln. The house benefits from being fully furnished, a low maintenance garden and off road parking for two cars. The property can also be let unfurnished if required.





### LOCATION

The historic Cathedral and University 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 University.

### ACCOMMODATION

Property briefly comprises of; Open Plan Living Room & Kitchen and Stairs leading to two Bedrooms, and a Family Bathroom. Landlord would be happy to remove all furniture if required. An early viewing is recommended.

### OUTSIDE

To the front there is a driveway providing off road parking for two cars and side access leading to the rear garden which is hard landscaped for easy maintenance.

### RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1,005.00 (equal to 5 weeks' rent).The

Holding Deposit for this property is £200.00

### 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.

- Two Bedrooms
- Open Plan Living Accommodation
- Modern Kitchen
- Patio Rear Garden
- Driveway For Two Cars
- Popular Residential Area
- Fully Furnished
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Centre)
- Viewing Highly Recommended



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.