

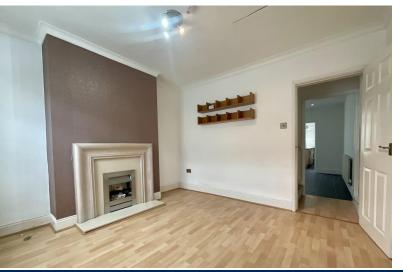


**34 Albany Street** Lincoln, LN1 3JD

# £850 pcm

# **VIEWING RECOMMENDED!**

Two Bedroom Terraced house boasting internal accommodation including Lounge, Dining Room, Kitchen with white goods, Stairs and Landing, Two Bedrooms and Family Bathroom.





## 34 Albany Street, Lincoln, LN1 3JD

#### LOCATION

The property is situated to the north of the Cathedral City of Lincoln and is well served by a range of local amenities including shops, schools, leisure facilities and supermarkets. The property provides easy access to Lincoln County Hospital, Lincoln City Centre and the A46 Bypass. A full range of services and facilities are available within Lincoln City Centre.

#### **ACCOMMODATION**

Located in the desirable Uphill Area of the Cathedral City of Lincoln, this two bedroomed mid-terraced house provides well-presented internal accommodation to briefly comprise of Lounge, Inner Hallway, Dining Room, Kitchen with fridge freezer, washing machine and dishwasher, Stairs and First Floor Landing leading to Bedroom 1 with built-in storage cupboard, Bedroom 2 and Family Bathroom.

### **OUTSIDE**

On street parking is available within the local area. The property also has a low maintenance rear garden.

#### **RENT AND DEPOSIT**

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00

#### **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/additional-fees/

## **VIEW INGS**

By prior appointment through Mundys.

- Desirable Uphill Location
- 2 Bedrooms & 2 Reception Rooms
- On Street Parking
- Rear Garden
- First Floor Bathroom
- Easy Access to Lincoln City Centre
- Good Access to Local Amenities
- EPC Rating C
- Council Tax Band A (Lincoln City Centre)
- · Viewing Highly Recommended







