



**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.



### 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/>

### VIEWINGS

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**



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.