



14 Steep Hill

Lincoln, LN2 1LT

£975 pcm

CHARACTER COTTAGE!

Internal accommodation briefly comprises of ; Lounge, Stairs to First Floor Landing where there is a Bedroom, Breakfast Room, Kitchen and Family Shower Room. To the Third Floor there is a further Bedroom.



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

The property is Grade II listed and has internal accommodation to comprise of a Lounge which fronts onto Steep Hill, First Floor Landing giving access to a Bedroom, Breakfast Room, Kitchen, Shower Room and Dressing Room and a Second Floor Landing giving access to a further Bedroom.

OUTSIDE

Due to the location of the home there is no allocated parking or outside space.

RENT AND DEPOSIT

The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1125.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00

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.

- **Grade II Listed Cottage**
- **Lounge & Separate Breakfast Room**
- **Shower Room & Dressing Room**
- **Popular Uphill Location on Steep Hill**
- **No Allocated Parking Space**
- **Property Available Now**
- **3 Story Living Accommodation**
- **Modern Fitted Kitchen**
- **Energy Rating TBC**
- **Council Tax Band - B (Lincoln City Council)**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.