



## 5 The Heights

Carline Road, Lincoln, LN1 1JP

**£1,500 pcm**

Accommodation set over Four Floors - This home has internal accommodation comprising of Entrance Hall, WC, Kitchen, Lounge Diner, Three Bedrooms, Family Bathroom & Storage Area. There is secured allocated parking behind electric gates and balconies to the rear.



### ACCOMMODATION

This home has been finished to the highest standard throughout and has internal accommodation set over four floors. To the First Floor there is a Hallway, WC and Modern Fitted Kitchen Diner leading to Stairs with access to the Second Floor where the Living Accommodation is. To the Third Floor there is Bedroom Three and a Family Bathroom with both a bath and shower. To the Fourth Floor there are two further Bedrooms, both having built-in storage and a further storage cupboard. An early viewing of this home is recommended to appreciate the true size and specification that this home has to offer.

### OUTSIDE

To the front of the property there is allocated parking behind electric security gates and a single garage. To the rear there are three balconies and a rear garden. Again, the size of the external areas must be viewed to truly appreciate what The Heights has to offer in providing panoramic views to the city yet offering a secure private location.

### 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.

### RENT AND DEPOSIT

The asking Rent for the property is £1,500 per calendar month and the Tenancy Deposit is £1,730 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00

### TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fix term.

### VIEWINGS

By prior appointment through Mundys.

### 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/>

- Three Balconies - Rear Garden
- High Specification Finish
- Three Double Bedrooms
- Built in Wardrobes to Bedrooms
- Accommodation set over Four Floors
- Parking and Single Garage
- Panoramic Views to the City
- Bathroom with Bath & Shower
- EPC Energy Rating - TBC
- Council Tax Band - C

