



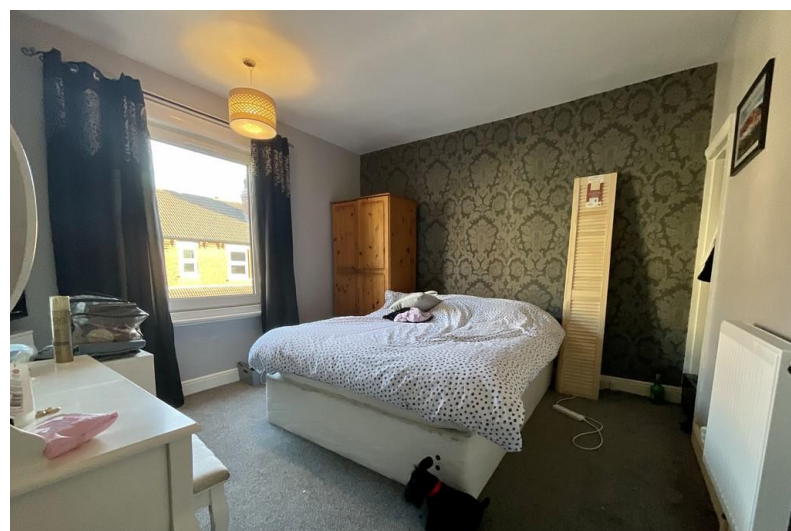
11 Fairfield Street

Lincoln, LN2 5NE

£850 pcm

TWO RECEPTION ROOMS / UPSTAIRS BATHROOM!

The Property briefly comprises; Entrance Hall, Lounge, Dining Room and Modern Kitchen. First Floor Landing leading to two Bedrooms and Shower Room with walk-in shower. Outside there is a private Rear Courtyard and on street parking.



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

Internal accommodation comprises of; Entrance Hall, Lounge, Dining Room & Kitchen. Upstairs there are two Bedrooms and a Family Shower Room.

OUTSIDE

On Street Parking to the Front. Enclosed Courtyard to the Rear.

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

- Two Bedrooms
- Modern Kitchen
- Modern Shower Room
- Rear Courtyard
- Two Reception Rooms
- On Street Parking
- Upstairs Bathroom
- Council Tax Band - A
- EPC Energy Rating - D
- Viewing Highly Recommended

