



3 Priory House, St. Catherines

Lincoln, LN5 8LP

£695 pcm

ALLOCATED PARKING SPACE!

This is a Ground Floor One Bedroom City Apartment with fantastic views over the South Common. The property has internal accommodation to comprise of Communal Entrance Area, Inner Hallway, Bedroom, Bathroom and Open Plan Living Kitchen.



LOCATION

The property is located on St Catherines, just a short distance to the South of Lincoln. 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 modern Ground Floor Apartment has internal accommodation to comprise of Secured Communal Entrance, Inner Hallway, Open Plan Living Kitchen with integral washing machine, double Bedroom and Bathroom with shower.

OUTSIDE

There is an allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00.

TENANCY TERM

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

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.

- **1 Bed Ground Floor Apartment**
- **Close to City Centre**
- **Allocated Parking Space**
- **Open Plan Kitchen Lounge**
- **Double Bedroom**
- **Modern Bathroom with shower**
- **EPC Energy Rating - C**
- **Council Tax Band - A**
- **Viewing Recommended**
- **Gas Central Heating**



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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.