



6 Carlton Street

Lincoln, LN1 3HX

£850 pcm

MODERN PROPERTY - REAR GARDEN!

The property has been recently renovated and has accommodation briefly comprising of Lounge, Kitchen Diner with Pantry, Stairs to First Floor Landing, Bedroom One with Built-in Wardrobes, Bedroom Two and Bathroom with Bath and Shower Overhead. Available Now!



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 College.

ACCOMMODATION

Available now with internal accommodation briefly comprising of Lounge, Kitchen Diner with Pantry, Stairs to First Floor Landing, Bedroom One with Built-in Wardrobes, Bedroom Two and Bathroom with Bath and Shower Overhead. Early viewing is highly recommended.

OUTSIDE

On Street Parking and an Enclosed 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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

- **Modern Finish Throughout**
- **Kitchen Diner**
- **Upstairs Bathroom**
- **Enclosed Rear Garden**
- **On Street Parking**
- **Wardrobes to Bedroom One**
- **EPC Energy Rating - C**
- **Council Tax Band - A**
- **Recently Renovated**
- **Viewing Highly Recommended**

