



70 Roman Wharf

Lincoln, LN1 1SR

£1,300 pcm

SPACIOUS HOME WITH DRIVEWAY

Briefly comprises of; Entrance Hall, Dining Room, spacious Kitchen, Under Stairs Storage and Lounge. Stairs to first floor Landing leading to Bedroom one with En-Suite Shower Room, Bedroom two, Bedroom three and Bedroom four. Family Bathroom with Shower over the bath.



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

In immaculate condition throughout, this property has internal accommodation comprising of; Entrance Hall, Dining Room, Kitchen with appliances and Lounge with access to the rear Garden. Under Stairs Storage and Stairs leading to the first-floor landing leading to Bedroom one has an En-Suite Shower Room, Bedroom two, Bedroom three and Bedroom four. Family Bathroom with Shower over the bath. Must view to appreciate specification of property on offer.

OUTSIDE

Front and Rear Garden. Driveway providing Parking. Please note that the garden photos are not recent, and the fences have since been painted.

RENT AND DEPOSIT

The asking Rent for the property is £1300.00 per calendar month and the Tenancy Deposit is £1500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.00.

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.

- Well Presented Throughout
- Modern Flooring Throughout
- Driveway Providing Parking
- Lounge & Separate Dining Room
- Kitchen with Appliances
- Bedroom One with En-Suite
- Enclosed Rear Garden
- EPC Energy Rating - C
- Council Tax Band - C
- Viewing Highly Recommended

