



81 Cranwell Street

Lincoln, LN5 8BH

£1,050 pcm

THREE STOREY - TWO BATHROOMS

Briefly comprises of; Entrance Hall, leading to Downstairs Shower Room, Kitchen, Dining Room and Stairs leading to the Second Floor. Two double Bedrooms and a further Stairway leading to the Third Floor where there is a third Double Bedroom and En Suite Bathroom.



LOCATION

Set off the High Street, 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

This well presented fully furnished three storey home is available now. On entry to the home through the rear courtyard there is an Entrance Hall with Storage leading to the Downstairs Shower Room. Off the Hall is a Galley Kitchen, Dining Room and Lounge with access to the front courtyard which overlooks the River Witham. Stairs providing access to the Second Floor where there are two further double Bedrooms and a second Staircase leading to the Third Floor with a third Double Bedroom and En Suite Bathroom. Deceptively spacious throughout!

OUTSIDE

Enclosed courtyard and patio to the rear. Courtyard to the front overlooking the River Witham. Parking is on street and is not covered under the resident permits scheme.

RENT AND DEPOSIT

The asking Rent for the property is £1050.00 per calendar month and the Tenancy Deposit is £1210.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £240.00.

TENANCY TERM

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

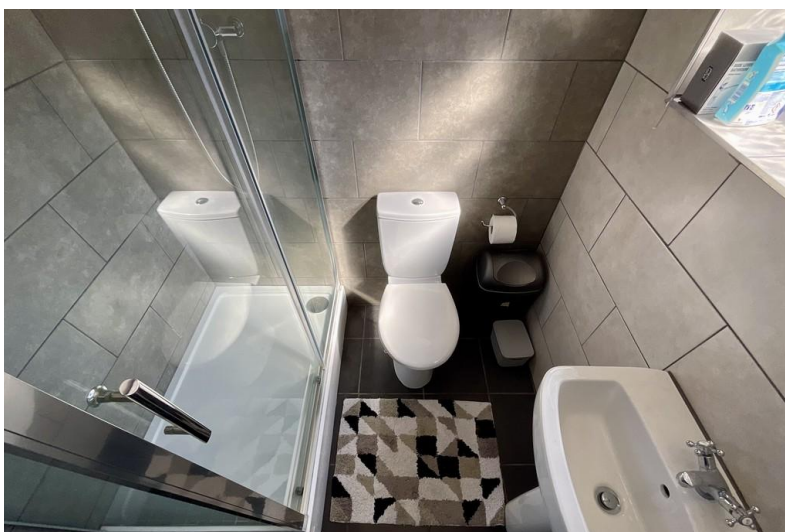
ADDITIONAL FEES

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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **Three Storey Home**
- **Property Available Immediately**
- **Property Fully Furnished**
- **Two Reception Rooms**
- **En Suite Bathroom to third floor**
- **Enclosed Rear Courtyard & Patio**
- **On Street Parking Only**
- **Downstairs Shower Room**
- **EPC Rating D**
- **Council Tax Band - A (Lincoln City Council)**



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.