



Flat 6, 256 High Street
Lincoln, LN2 1HW

£1,150 pcm

This is a luxurious fully furnished, two Bedroomed apartment located in the heart of the City Centre. The contemporary property has accommodation briefly comprising; Entrance Hall, Lounge with sofas, fully fitted Kitchen Diner with high end appliances, Bedroom one with bed and built-in wardrobes and the Master Bedroom with bed, wardrobes and En-Suite Shower Room leading out on to a highly sought after spacious Roof Terrace.



LOCATION

The property is in the heart of the City Centre within walking distance to Lincoln University and is surrounded by many local amenities. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and Lincoln County Hospital within easy reach.

ACCOMMODATION

The stunning property briefly comprises secured entry to communal stairwell, private Entrance Hall leading to; Lounge with sofas, fully fitted Kitchen diner with high end appliances, Bedroom 1 with bed and built-in wardrobes and the master Bedroom with bed, wardrobes and En-suite Shower Room leading out on to a highly sought after spacious roof terrace.

OUTSIDE

The property boasts a superb Outside Terrace off the master bedroom. Parking is available by negotiation.

RENT AND DEPOSIT

The asking Rent for the property is £1150.00 per calendar month and the Tenancy Deposit is £1325.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £265.00.

Parking Space available for £100.00 Per Month

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.

- **Luxury Two Bedroom Apartment**
- **City Centre Location**
- **Fully Furnished**
- **Parking Space Available by Negotiation**
- **High End Interior**
- **Large Roof Terrace**
- **Energy Rating D**
- **Council Tax Band A**
- **Electric Heating**
- **Viewing Highly Recommended**

