



1 Cherry Blossom Court

Lincoln, LN6 0TB

£1,200 pcm

SINGLE GARAGE & DRIVEWAY

Property briefly comprises of Entrance Hall, WC, Lounge, Kitchen and Dining Room. Stairs to first floor Landing leading to Family Bathroom with shower over bath, Bedroom one, two and three. Bedroom one has built-in storage and En-Suite Shower Room. Outside there is a rear Garden and Patio Area.



LOCATION

Located in a popular location on Doddington Park, south of Lincoln City, close to Birchwood shopping precinct and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.

ACCOMMODATION

The internal accommodation of this property consists of Entrance Hall, WC, Lounge, Kitchen with appliances and a separate Dining Area with doors leading to the rear Garden. Upstairs there are three Bedrooms, Bedroom one has a built-in storage cupboard and En-Suite Shower Room, Bedroom two and Bedroom three which has a freestanding wardrobe which will remain in the property and the Family Bathroom with shower over the bath.

OUTSIDE

Single Garage and Driveway and a Rear Garden with Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £1200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00

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.

- **Bedroom One with En-Suite Shower**
- **Kitchen with Dining Area**
- **Rear Garden & Patio Area**
- **Single Garage & Driveway**
- **Property Available Now**
- **Wardrobe to remain in Bedroom Three**
- **Family Bathroom with Shower Overhead**
- **Appliances to the Kitchen**
- **EPC Energy Rating - C**
- **Council Tax Band - C (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 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.