



### 3 Princess Mews

Princess Street, Lincoln, LN5 7QH

**£795 pcm**

#### **EARLY VIEWING RECOMMENDED**

Property briefly comprises of; Open Plan Kitchen, Living Accommodation with downstairs WC and Stairs leading to first floor Landing. Two Bedrooms and Bathroom with shower over the bath.



## LOCATION

Princess Street is conveniently located just off the High Street and is a 5-minute walk from Lincoln City Centre. Princess Street also provides easy access to Lincoln Train Station and Lincoln University and serves a wide range of Local amenities including Shops, Schools and restaurants.

## ACCOMMODATION

This well presented two Bedroom home has accommodation comprising of; Downstairs WC with Open Plan Kitchen leading to Living Accommodation and Stairs to first floor Landing. Two Bedrooms with Bedroom one being a double room and Bedroom two being a generous sized single room. Family Bathroom with shower over bath.

## OUTSIDE

Shared gated Courtyard to the front with on street parking only.

## RENT & DEPOSIT

The asking Rent for the property is £795 per calendar month and the Tenancy Deposit is £915 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.

## TENANCY TERM

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

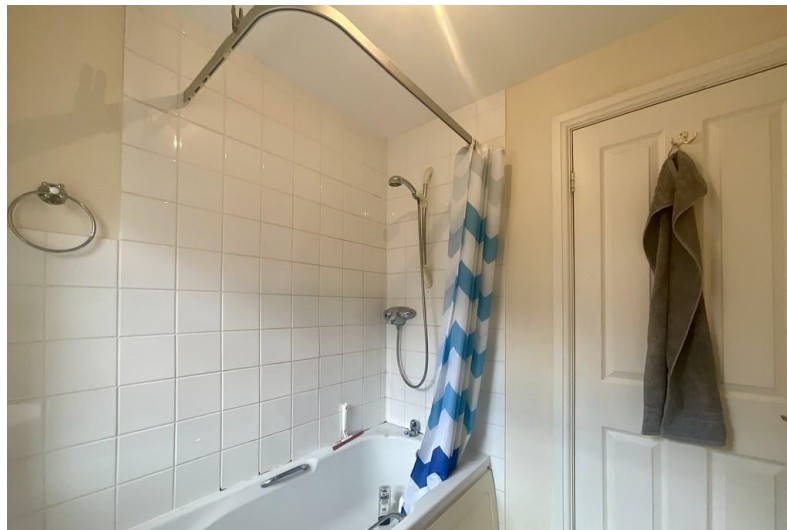
## ADDITIONAL FEES

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/>

## VIEWING

Viewings are strictly by prior appointment via Mundys.

- Walking Distance to City Centre
- Open Plan Living and Kitchen
- Secure Gated Courtyard
- On street Parking
- Two Bedrooms
- Early Viewing Recommended
- Gas Central Heating
- Energy Performance Rating - C
- Council Tax Band - A (Lincoln City Centre)
- Bathroom with Shower over Bath



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.