



4 The Quays

Burton Waters, Lincoln, LN1 2XG

£1,300 pcm

BALCONY OVERLOOKING MARINA!

The property has modern living accommodation to briefly comprise of Reception Hallway, WC and a First Floor leading to an impressive Open Plan Living Kitchen Diner which leads onto a spacious Balcony with views across the Marina. The Second Floor leads to two Bedrooms and Bathroom.



The Quays, Burton Waters, Lincoln, LN1 2XG

LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the west of Central Lincoln. Quality, style and security are at the forefront, including 24 hour manned station with CCTV. Facilities on the site include shops, solicitors and the Woodcocks pub and restaurant and the David Lloyd Sports Centre adjacent to Burton Waters. The historic Cathedral 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 College.

ACCOMMODATION

A modern three storey two bed roomed town house situated in this popular Marina and residential development of Burton Waters. The property is in excellent decorative order and has modern living accommodation to briefly comprise of Reception Hallway, WC and a First Floor leading to an impressive Open Plan Living Kitchen Diner which leads onto a spacious Balcony with views across the Marina. The Second Floor leads to two Bedrooms and Bathroom. Viewing of the property is essential to appreciate the accommodation on offer.

OUTSIDE

There is an allocated parking space and a large balcony with views over the marina.

RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (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, 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.

- **Modern Marina Development**
- **24hrs Security & Gated Development**
- **Ground Floor Entrance & WC**
- **1st Floor Open Plan Living Kitchen**
- **2nd Floor 2 Bedrooms & Bathroom**
- **Furnished Let**
- **Council Tax Band - C (West Lindsey District Council)**
- **EPC Energy Rating - C**
- **Gas Central Heating**
- **Balcony Overlooking the Marina**



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.

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