



13 Westbrooke Road

Lincoln, LN6 7TB

£950 pcm

ONE ALLOCATED PARKING SPACE

Briefly comprises of; Open Plan Kitchen and Living accommodation, downstairs WC and Stairs leading to first floor Landing, Bedroom one, Bedroom two and Bathroom with shower over the bath.



LOCATION

The property is situated within the LN6 development and is well served by a full range of local amenities. The property provides easy access to Lincoln City Centre, shops, supermarkets and road networks leading to the A46.

ACCOMMODATION

Immaculately presented home with internal accommodation comprising; on entrance to the home there is an Open Plan Living Accommodation and Kitchen with built in appliances, leading to a downstairs WC and Stairs to First Floor Landing. Upstairs there are two Bedrooms, Bedroom one having built in wardrobes for storage where the Family Bathroom has both bath with a shower overhead.

OUTSIDE

Allocated Parking to the front, enclosed garden with patio area and garden to the front.

RENT AND DEPOSIT

The asking Rent for the property is £950 per calendar month and the Tenancy Deposit is £1095 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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/>

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

- Immaculate Two Bedroom Property
- Popular Location Close to City
- Open Plan Kitchen Lounge
- Enclosed Patio Garden
- Modern Bathroom with Shower
- Southwest Facing Garden
- Allocated Parking Space
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)
- Viewing Highly Recommended

