

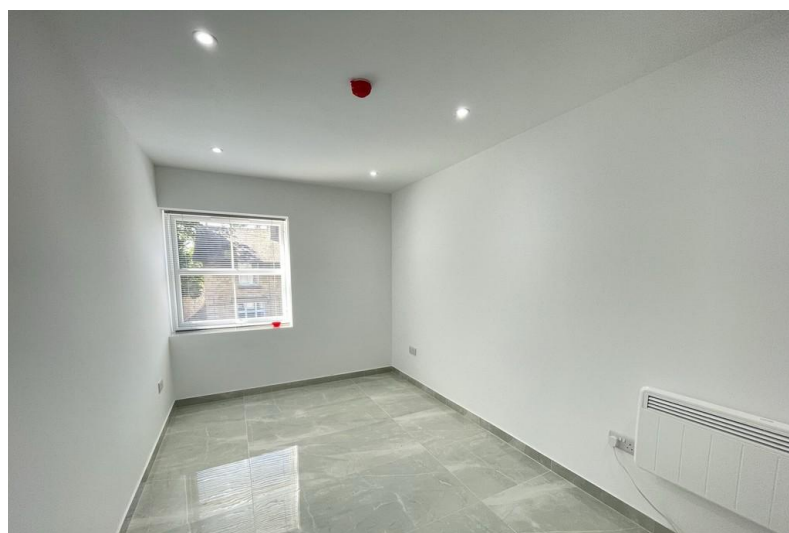
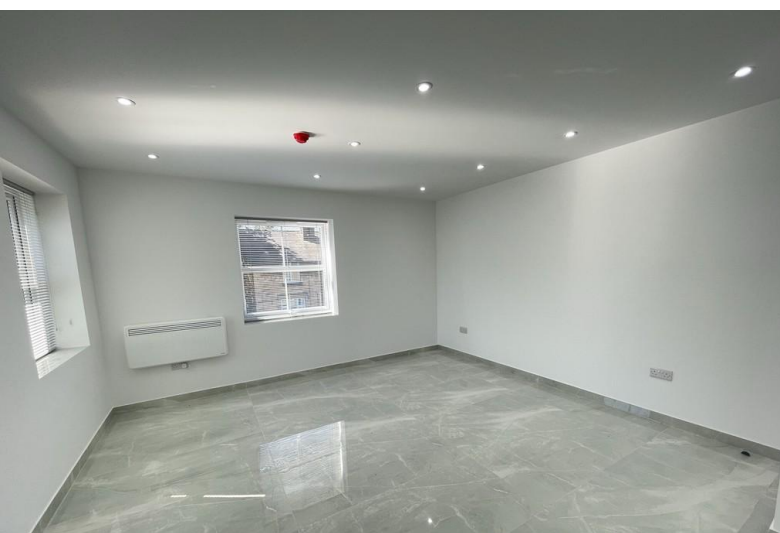


Flat 2, 13 High Street

Branston, Lincoln, LN4 1NB

£875 pcm

This is a fully renovated two Bedroom Apartment located in the popular village of Branston. Located above a commercial premises, the property briefly comprises; Entrance Stairwell, Entrance Hall, modern Bathroom with shower, Boiler Room, open plan newly fitted Kitchen / Lounge and two double Bedrooms. The property also benefits two parking spaces. Viewing is recommended.



LOCATION

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.

ACCOMMODATION

The internal accommodation has been renovated to a high standard to include new flooring and décor and brand-new Kitchen and Bathroom. Briefly comprising; Entrance Stairwell, Entrance Hall, modern Bathroom with shower, Boiler Room, open plan newly fitted Kitchen / Lounge and two double Bedrooms

OUTSIDE

The property benefits two parking spaces in tandem.

RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1005.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £200.00

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.

COUNCIL TAX BAND

Please note, North Kesteven Council has assigned a provisional band A for council tax before the valuation office can officially band the property.



- Fully Renovated Apartment
- Two Bedrooms
- Popular Village Location
- Parking Included
- Brand New Kitchen & Bathroom
- Spacious Interior
- Sorry, No Pets
- Council Tax Band TBC
- EPC Rating D
- Viewing Recommended

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.