



## 6 Bailgate Court, Wordsworth Street

Lincoln, LN1 3BS

**£2,700 pcm**

### A LUXURIOUS PENTHOUSE APARTMENT IN PRIME LOCATION

Situated at the top of Steep Hill, this stunning apartment provides 4 En-Suite Bedrooms, Open Plan Living over two Floors and Roof Terrace with breath taking views of Lincoln Cathedral, Castle and City. Viewing is required.



## Wordsworth Street, Lincoln, LN1 3BS

### LOCATION

Bailgate Court is situated within the heart of the Cathedral Quarter of historic Lincoln. A desirable gated development of 13 apartments, harnessing elegant Georgian architecture with a contemporary extension. The property sits beside the quaint shops and restaurants in the Bailgate area of 'Uphill' Lincoln and is a stone's throw from Lincoln's City centre shops, train station and university. A full range of services and facilities are situated within a close proximity of the property.

### ACCOMMODATION

The property benefits from gated access leading to a secure communal entrance with lift access leading to the property. The property provides internal accommodation briefly comprising of Entrance Hall with exposed timbers and glazing ceiling, Utility/Boakroom with built-in storage, Hallway leading to Bedroom 1 with walk-in wardrobe/dressing room and high specification en-suite bathroom off, Bedroom 2 with En-Suite Bathroom, Bedroom 3 with En-Suite Bathroom, Bedroom 4/Office with built-in fittings including drop down bed and En-Suite Shower Room, Large open plan Lounge - Dining Room (35'3" x 18'5") with bar area and full height glazed doors that can tilt and open onto Juliette balconies with Cathedral and Castle views. Stairs leading to the open plan Living - Dining area with fully fitted Kitchen with Dekton work surface and sliding doors onto the roof terrace. Viewing is highly recommended.

### OUTSIDE

The spacious roof terrace has a mix of decked and astroturf finishes and fitted lighting. There are also communal gardens that are principally laid to lawn overlooking the city. The property benefits from two allocated parking spaces within the gated communal parking area.

### RENT AND DEPOSIT

The asking Rent for the property is £2700 per calendar month and the Tenancy Deposit is £3115 (equal to 5 weeks' rent). The Holding Deposit for this property is £620.

### TENANCY TERM

The property is to be let with an initial 12-month fixed term, unless negotiated otherwise.

### CHARGES TO TENANTS

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.

- **Luxury Penthouse Apartment**
- **Over 3,000 Square Feet**
- **35ft Open Plan Living/Dining**
- **4 Double Bedrooms**
- **High Specification Luxury Fittings**
- **Exclusive Gated Development**
- **Roof Terrace with Cathedral & Castle Views**
- **Gated Parking**
- **EPC Energy Rating - D**
- **Council Tax Band - F (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 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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