



## 7 The Withams

Newark Road, Lincoln, LN5 8RB

**£775 pcm**

### **ALLOCATED PARKING SPACE TO FRONT**

Briefly comprising Lounge with Juliet Balcony, modern fitted Kitchen with appliances, two Bedrooms and Bathroom with shower.



### LOCATION

The historic Cathedral and University 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

This is a spacious two Bedroom Duplex Apartment located just off Newark Road. Briefly comprising Lounge with Juliet balcony, modern fitted Kitchen with appliances, two Bedrooms and Bathroom with shower. Also, with shared Communal Outside Space and an allocated Parking Space.

### OUTSIDE

The property benefits an allocated parking space.

### RENT AND DEPOSIT

The asking Rent for the property is £775.00 per calendar month and the Tenancy Deposit is £890.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £175.00.

### 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/help/lettings-fees-information-for-tenants/>

### VIEWING

By prior appointment through Mundys.

- **Two Bedroom Apartment**
- **Kitchen with Appliances**
- **Spacious Lounge with Juliet Balcony**
- **UPVC Double Glazing**
- **Shared Communal Outside Space**
- **One Parking Space to Front**
- **Viewing Highly Recommended**
- **Energy Rating C**
- **Council Tax Band - A (Lincoln City Council)**
- **Electric Heating**



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.