



2 Brayland Court, Sleaford Road

Branston, Lincoln, LN4 1LL

£795 pcm

Available Now!

This is a spacious one Bedroom property located in the popular village of Branston. The property benefits from Off Road Parking and briefly comprises; Entrance Hall, fitted Kitchen and Lounge to the Ground Floor. To the First Floor there is a good sized Bedroom with Dressing/Office Area and Bathroom with shower. 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, 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 accommodation briefly comprises; Entrance Hall, fitted Kitchen and Lounge to the ground floor. To the first floor good sized Bedroom with Dressing/Office area and Bathroom with shower.

OUTSIDE

The property is set back from the main road and benefits one allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £795.00 per calendar month and the Tenancy Deposit is £915.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

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.

- **One Bedroom Terraced House**
- **Separate Dressing / Office Area**
- **Lounge & Fitted Kitchen**
- **Double Bedroom**
- **Bathroom with Shower**
- **Off Street Parking for One Car**
- **Energy Rating E**
- **Council Tax Band A**
- **Popular Village Location**
- **Sorry, No Pets**



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.