



23 Cathedral View, Cabourne Avenue Lincoln, LN2 2GF

£650 pcm

OVER 55s ONLY! This is a One Bedroom Apartment situated within this popular Retirement Development for over 55's. The internal accommodation comprises; Communal Entrance with lifts to all floors, Inner Hallway, Lounge, Kitchen, Bedroom and a Shower Room. There is an emergency pull-cord system in operation with other communal facilities which briefly comprise of; Resident's Lounge, Guest Suite, Laundry Room and other facilities. The site is accessible for wheelchairs and there is a bus stop approximately 50 yards away from the front entrance. Outside, there are communal gardens and parking facilities.



LOCATION

The property is located just off Nettleham Road to the North of the historic Cathedral and University City of Lincoln. The area benefits many local amenities including shops, a pharmacy & dentist. 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

The apartment is situated to the first floor and briefly comprises; Inner Hallway with secure intercom entry, large Lounge, Kitchen with appliances, double Bedroom with fitted wardrobes and a Shower Room.

OUTSIDE

The property is accessed by a secure intercom & fob system. The property benefits some communal outside space and parking facilities.

RENT AND DEPOSIT

The asking Rent for the property is £650.00 per calendar month and the Tenancy Deposit is £750.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £150.00

TENANCY TERM

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

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.

- **Over 55's Development**
- **One Bedroom Apartment**
- **Communal Gardens, Laundry Room & Residents Suite**
- **Large Lounge**
- **Kitchen with Appliances**
- **Bedroom with Wardrobe**
- **Double Shower**
- **Council Tax Band A**
- **Energy Rating C**
- **Sorry, No Pets**

