



## 4 The Withams

Newark Road, Lincoln, LN5 8RB

**£695 pcm**

### NEWLY RENOVATED

To include new flooring, new decoration and a newly fitted Bathroom! This Two Bedroom apartment is available now and an early viewing is highly recommended. There is no allocated parking.



### LOCATION

The property is located within walking distance to the City Centre with easy access routes and is served by a wide range of local amenities including shops, schools and leisure facilities.

### ACCOMMODATION

Available now, the internal accommodation of this property comprises of Entrance from the rear, to the Open Plan Living Accommodation and Kitchen, Hallway with Storage Cupboard and Two Double Bedrooms. The newly fitted Bathroom consists of a bath with a shower overhead. Newly decorated throughout with new flooring to the Bathroom, Hallway and Bedrooms. This property is in an immaculate condition throughout.

### OUTSIDE

There is no allocated parking with this property but a space can be secured in the local Bud Robinson community car park. The applicant should look into this for some further information. A communal courtyard is available for the use of the tenants.

### RENT AND DEPOSIT

The asking Rent for the property is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00.

### 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.



- Newly Decorated Throughout
- New Flooring to Bedrooms
- Newly Fitted Bathroom
- Property Available Now
- No Allocated Parking Space
- Two Double Bedrooms
- Open Plan Living & Kitchen
- Electric Heating
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)