



17 Alexandra Terrace

Lincoln, LN1 1JF

£800 pcm

PROPERTY AVAILABLE NOW!

This property briefly comprises of spacious Lounge, Kitchen Diner and Utility Room. Stairs to the First Floor Landing give access to Bedroom One, Bedroom Two and a Shower Room. Outside there is a raised Rear Garden leading to a Decked Seating Area.



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 University.

ACCOMMODATION

This well-presented terraced home has internal accommodation which comprises of; spacious Lounge leading to the Hall and Dining Kitchen with a separate Utility Room and access to the Rear Garden. Upstairs there are Two Bedrooms and a Shower Room. Bedroom One is a generous double room and has a built-in storage cupboard. Please note, redecoration works were ongoing at the time of photographs and the property must be viewed to appreciate condition.

OUTSIDE

Raised rear garden leading to a decking area.

RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.

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.



- **Raised Rear Garden with Decking**
- **Two Bedrooms Upstairs**
- **Upstairs Shower Room**
- **Property Available Now**
- **Kitchen Diner & Utility Room**
- **On Street Permit Parking**
- **Redecoration works ongoing**
- **EPC Energy Rating - D**
- **Council Tax Band - A (Lincoln City Council)**
- **Viewing Highly Recommended**