



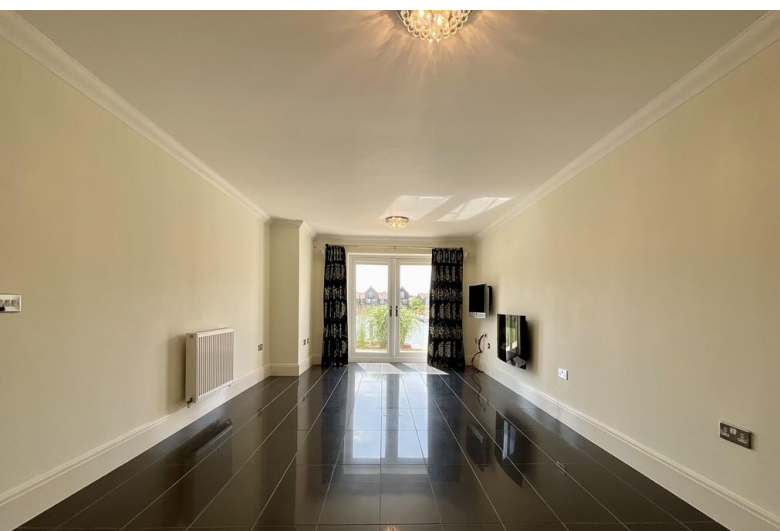
## 23 Ellisons Quay

Burton Waters, Lincoln, LN1 2GG

**£1,200 pcm**

### PRIME MARINA LOCATION

Property briefly comprises of; Entrance Hall leading to Two Double Bedrooms both with fitted wardrobes, family bathroom which gives access to Bedroom Two and Additional Storage to Entrance Hall. Spacious Lounge, fitted Kitchen with built in appliances. Two Allocated Parking Spaces.



### LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living.

### ACCOMMODATION

This charming Two Bedroom apartment is available now and is in immaculate condition throughout. An early viewing is recommended to appreciate both the size and specification of this home. The internal accommodation comprises of; Entrance Hall leading to Storage, also providing access to Two Double Bedrooms, both with built in wardrobes and a Family bathroom which gives access to Bedroom Two. The spacious Lounge and Kitchen is open plan, with the Kitchen having integrated appliances which include a NEFF Fridge, Freezer, Dishwasher and Washer Dryer.

### OUTSIDE

Rear Garden and Patio area overlooking Burton Waters marina. Two allocated parking spaces to front. Please note the spaces are side by side and directly in front of the property.

### RENT AND DEPOSIT

The asking Rent for the property is £1200.00 per calendar month and the Tenancy Deposit is £1380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

### 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.

- **Immaculately Presented Throughout**
- **Integrated Appliances to Kitchen**
- **Property Available Now**
- **Garden Overlooking Marina**
- **Built in Wardrobes to Bedrooms**
- **Garden Furniture to remain**
- **Open Plan Living & Kitchen**
- **Two Allocated Parking Spaces**
- **EPC Energy Rating - C**
- **Council Tax Band - B (West Lindsey District Council)**

