



Kenton, Danes Terrace

Lincoln, LN2 1LP

£950 pcm

A beautiful, furnished, Two Bedroom end terraced house located just a stones throw from Lincoln's Steep Hill, Bailgate and Cathedral Quarter. The property has well-presented living accommodation comprising of Lounge, Kitchen/Breakfast Room, Utility Area, Bathroom and a First Floor Landing leading to Two Double Bedrooms. The property also benefits from an enclosed rear Courtyard Garden. Viewing is highly recommended to appreciate the accommodation on offer and the position in which this fantastic property sits.



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

A stunning furnished two bedroom property located just a stones throw from Lincoln's Bailgate and Cathedral Quarter Areas. Internally the property briefly comprises of Lounge, Kitchen Diner and Bathroom to the Ground Floor with two Double Bedrooms to the First Floor. The property also benefits from an enclosed rear Courtyard. Early application is recommended.

OUTSIDE

The property benefits from an enclosed rear courtyard. There is no immediate parking with this property.

RENT AND DEPOSIT

The asking Rent for the property is £950 per calendar month and the Tenancy Deposit is £ 1095 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215

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/>

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

- **Furnished Property**
- **Close to Cathedral & Bailgate**
- **Two Double Bedrooms**
- **Open Plan Breakfast Kitchen**
- **Enclosed Rear Courtyard**
- **Good Sized Rooms**
- **Energy Rating - D**
- **Sorry, No Pets**
- **Council Tax Band - A (Lincoln City Council)**
- **Gas Central Heating**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.