



52 Park Street,
Lincoln, LN1 1UR

£850 pcm

This is a spacious, two Bedroom End Terraced house located in Central Lincoln. Briefly comprising; Private Entrance Passage, Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms and Family Bathroom with Shower. The property also benefits from a rear yard and on street permit parking.



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 College.

ACCOMMODATION

This is a modern two bedroom End Terraced house located in Central Lincoln. Briefly comprising; Private passage way, Lounge, Separate Dining Room, Modern Kitchen, Two Bedrooms and Bathroom with Shower.

OUTSIDE

The property benefits from an enclosed rear Patio Garden and on street Permit Parking.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00

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/>

VIEWING

By prior appointment through Mundys.



- **City Centre Property**
- **Two Bedrooms**
- **Private Entrance Passageway**
- **Walking Distance to local amenities**
- **On Street Permit Parking**
- **Enclosed Rear Garden**
- **Council Tax Band - A (Lincoln City Council)**
- **Sorry No Pets**
- **EPC Energy Rating - D**
- **Council Tax Band A**