



Apartment 11, Rose House, Tentercroft Street
Lincoln, LN5 7DB

£825 pcm

ONE BED APARTMENT!

The property briefly comprises of an Entrance Hall, Open Plan Lounge and Fitted Kitchen with appliances, Double Bedroom and spacious Shower Room. The property also benefits from secured telephone entry. No allocated parking.



LOCATION

Located just minutes from Lincoln High Street and the Central Station, Rose House puts everything on your doorstep - shops, restaurants, cafes, and key transport links. Ideal for professionals, and commuters, with the University, Cathedral Quarter, and city centre all within easy reach. A prime spot for city living with unbeatable convenience.

ACCOMMODATION

The apartment is located above Rix Bathrooms and is accessed behind secure gates. The spacious apartment has been newly decorated throughout and benefits from new carpets fitted throughout. Accessed from a private Entrance Hall, Open Plan Lounge and fitted Kitchen with appliances, Double Bedroom and spacious Shower Room. The property also benefits from secured telephone entry.

OUTSIDE

Property accessed via a communal entrance, but there is no allocated parking or outdoor space.

RENT AND DEPOSIT

The asking Rent for the property is £825 per calendar month and the Tenancy Deposit is £950 (equal to 5 weeks' rent). The Holding Deposit for this property is £190.

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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- **SPACIOUS ONE BEDROOM APARTMENT**
- **NEWLY DECORATED THROUGHOUT**
- **MODERN INTERIOR THROUGHOUT**
- **FITTED KITCHEN WITH APPLIANCES**
- **ONE DOUBLE BEDROOM**
- **NEW CARPETS THROUGHOUT**
- **SECURED COMMUNAL ENTRANCE**
- **NO ALLOCATED PARKING**
- **EPC - ENERGY RATING C**
- **COUNCIL TAX BAND - A (LINCOLN CITY COUNCIL)**

