



303 Elevation Court

Lincoln, LN2 5PB

£850 pcm

ALLOCATED PARKING

The property offers well-presented accommodation comprising of Entrance Hall, Lounge/Diner, Kitchen, two Bedrooms and a Bathroom. The property has an allocated parking space to front.



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

The Apartment is on the Second Floor, accessed via a communal entrance and stairway. Available now, this well presented apartment has Two Double Bedrooms and a Family Bathroom all accessed off a Hallway. The Living Accommodation is Open Plan with a Lounge / Diner with a Juliet Balcony door leading to a modern Kitchen with space for a washing machine.

OUTSIDE

There is no outside space with this apartment, but One Allocated Parking Space.

RENT AND DEPOSIT

The asking Rent for the property is £850 per calendar month and the Tenancy Deposit is £980 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.

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.



- **Second Floor Apartment**
- **Lounge/Diner & Kitchen**
- **Two Bedrooms & Bathroom**
- **Walking Distance to Shops, Facilities and Train Station**
- **One Allocated Parking Space**
- **Property Available Now**
- **EPC Energy Rating - C**
- **Council Tax Band - A**