



54 St Andrews Street

Lincoln, LN5 7UB

£925 pcm

RECENTLY RENOVATED !

This property comprises of an Entrance Hall leading to the Lounge, Dining Room, Kitchen, and Bathroom. Stairs rising to Three Bedrooms, with Bedroom One benefiting from an En Suite WC. Outside features On-Street Parking and an enclosed Courtyard with Outbuildings.



LOCATION

St Andrews Street is ideally situated close to Lincoln city centre, providing tenants with easy access to shops, cafes, and local amenities. Excellent transport links, including nearby bus routes and Lincoln Central Station, make commuting straightforward. The area offers a vibrant urban lifestyle with historic landmarks and green spaces nearby, perfect for those seeking convenience and community.

ACCOMMODATION

Well maintained throughout, having been recently renovated within the last six months. On entering the property, there is an Entrance Hall leading to a spacious Lounge and Dining Room, a galley Kitchen with a new oven, and a recently fitted downstairs Bathroom. Near the rear exit, you'll find a Utility/Storage Area. Stairs rise to all Three Bedrooms and are double in size. Bedroom One featuring an En Suite WC; all rooms are accessed from the Landing. Recently decorated throughout with new flooring fitted, an early viewing is highly recommended.

OUTSIDE

On-street permit parking and an enclosed rear courtyard with outbuildings for storage.

RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1065.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £210.00.

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.

- **Three Double Bedrooms**
- **Two Reception Rooms**
- **Recently Renovated Throughout**
- **Modern Kitchen & Bathroom**
- **Flooring Laid - 6 Months Ago**
- **En Suite WC to Bedroom One**
- **Property Available Now**
- **On Street Permit Parking**
- **EPC Energy Rating - E**
- **Council Tax Band A - Lincoln City Council**

