



24 The Quays

Burton Waters, Lincoln, LN1 2XG

£1,700 pcm

BEAUTIFULLY PRESENTED, PART FURNISHED PROPERTY & AVAILABLE NOW!

Situated on an exclusive marina development, this property provides stylish, well presented & part furnished accommodation across three floors. The internal accommodation briefly comprises; Entrance Hall, WC, Fitted Kitchen with breakfast bar, Open Plan Living Room, Stairs & Landing leading to Bedroom 2, Bedroom 3 & family Bathroom. Stairs & Second Floor Landing leading to Bedroom 1 with En-Suite Bathroom off & Bedroom 2. The property also benefits from gas central heating, front & rear gardens & two allocated parking spaces. Viewing is recommended.



LOCATION

The property is situated within a desirable position on the sought after marina development of Burton Waters, located approximately 4 miles north west of Lincoln City centre. The property benefits from 24 hour gated security & convenient access to the A57 and A46 road networks. A full range of services & facilities are available within Lincoln City centre.

ACCOMMODATION

The property provides stylish, well presented & part furnished accommodation across three floors. The internal accommodation briefly comprises; Entrance Hall, WC, Fitted Kitchen with integral appliances & breakfast bar, Open Plan Living Room with patio doors leading to a rear garden. Stairs & First Floor Landing leading to Bedroom 3 with built in wardrobes, Bedroom 4 & family Bathroom with airing cupboard off. Stairs & Second Floor Landing leading to Bedroom 1 with Balcony & En-Suite Bathroom off, & Bedroom 2 with Balcony & storage cupboard. The property also benefits from gas central heating & double glazing. Viewing is recommended.

OUTSIDE

The property has front & rear gardens. The front garden is principally laid to lawn with a paved footpath leading to the property entrance & seating area. The rear garden comprises of artificial grass & paved area overlooking the marina. There are two allocated parking spaces included within the letting of the property. A garage is not included within this tenancy.

RENT AND DEPOSIT

The asking Rent for the property is £1,700.00 per calendar month & the Tenancy Deposit is £1,960.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £390.00.

TENANCY TERM

The property is to be let with an initial 12 month 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.

- Part Furnished Property
- Four Bedrooms
- Desirable Marina Development
- 24 Hour Gated Security
- Available Now
- Open Plan Living Room & Kitchen
- En-suite & Family Bathrooms
- Viewing Highly Recommended
- EPC Rating C
- Council Tax Band E (Lincoln City Council)



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.