



## 312 Witham Wharf, Brayford Street

Lincoln, LN5 7DH

**£1,100 pcm**

### **EN-SUITE TO PRINCIPAL SUITE!**

Situated in a central location, this spacious apartment benefits from 2 double bedrooms, a private balcony and an allocated parking space





### 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

The property comprises of an entrance hallway with cupboard housing the washing machine, family bathroom, principal suite including an en-suite shower room, built-in wardrobe and private balcony, second bedroom with built-in wardrobe and an open plan living with dining area and kitchen with integrated oven and hob with extractor hood, fridge, freezer, dishwasher and microwave.

### OUTSIDE

The property benefits from a balcony and a secured allocated parking space.

### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit is £250.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

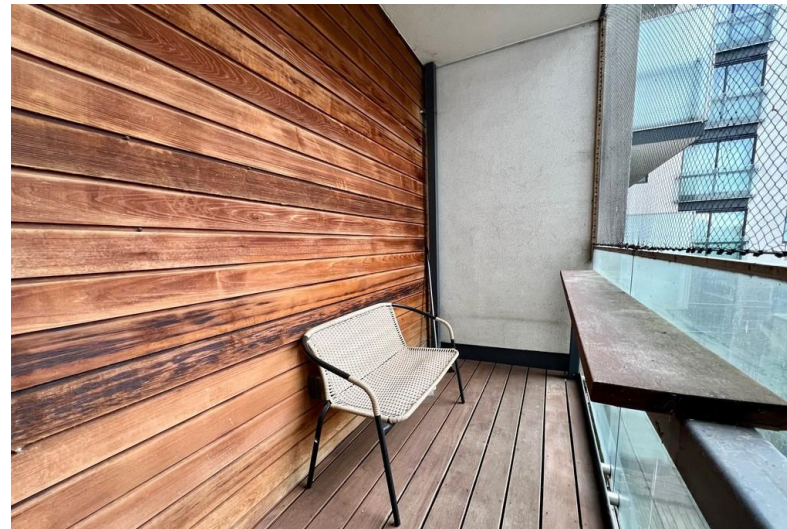
### ADDITIONAL FEES

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.

- 2 Bedroom Luxury Apartment
- Open Plan Living
- En-Suite Shower Room
- Private Balcony
- Secured Allocated Parking
- Concierge & Lift
- City Centre Location
- Viewing Highly Recommended
- Council Tax Band - C (Lincoln City Council)
- EPC Energy Rating - C



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.