



52 Venables Way

Lincoln, LN2 4WN

£995 pcm

A well presented Townhouse situated within the popular Carlton Centre offering two Double Bedrooms, a generous Lounge Diner, Kitchen, Bathroom, En-suite and WC. The property also benefits from a private Garden and Garage.



LOCATION

The property is located behind the Carlton Centre to the North East of the City. 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 Lincoln Bishop University.

ACCOMMODATION

The accommodation briefly comprises of an Entrance Hall, open plan Lounge Diner, fitted Kitchen and downstairs WC. Stairs rising to two Double Bedrooms and Bathroom. The master bedroom also benefits from an En-suite Shower Room.

OUTSIDE

To the front of the property, a pathway leads to the entrance, bordered by low-maintenance shrubs. The rear garden is securely enclosed and laid mainly to gravel with a patio seating area. In addition, there is an external storage room with lighting and power supply, plus a detached garage. The property also benefits from off road parking for two vehicles.

RENT AND DEPOSIT

The asking Rent for the property is £995 per calendar month and the Tenancy Deposit is £1145 (equal to 5 weeks' rent). The Holding Deposit for this property is £225.

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.

- **Modern Townhouse**
- **Two Double Bedrooms**
- **En-suite To Master Bedroom**
- **Fitted Kitchen with Oven and Hob**
- **Family Bathroom and WC Downstairs**
- **Enclosed Rear Garden with Separate Access**
- **External Storage Room**
- **Council Tax - B (Lincoln City Council)**
- **EPC Energy Rating - C**

