



4B Lavenham Grove

Lincoln, LN6 7ET

£795 pcm

FIRST FLOOR APARTMENT

The property comprises of internal accommodation including an Entrance with Stairs leading to the First Floor Landing, Lounge, Fitted Kitchen, Bedroom and Shower Room. Outside, there is an allocated parking space and a garden area to the front.



LOCATION

Lavenham Grove is situated in a residential area off North Hykeham Road in Lincoln, providing convenient access to local amenities. Nearby, there are supermarkets, shops, cafés, and takeaways, along with medical facilities. The area is well connected by local bus routes and offers easy access to the A46, providing links to Lincoln City Centre and surrounding towns.

ACCOMMODATION

The property offers internal accommodation on the First Floor, briefly comprising of an Entrance with Stairs leading to the First Floor Landing, a well-proportioned Lounge, a fitted Kitchen, a Double Bedroom and a Shower Room.

OUTSIDE

The property has off-street parking to the front and a garden area at the front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £795 per calendar month and the Tenancy Deposit is £915 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.

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.

- **First Floor Apartment**
- **Lounge and Fitted Kitchen**
- **Popular Location South of Lincoln**
- **Double Bedroom**
- **Allocated Parking Space**
- **Gardens to the front**
- **Shower Room**
- **Council Tax Band - A (Lincoln City Council)**
- **EPC Energy Rating - C**

