



## 7 Warren Court , Lincoln, LN2 4GQ

**£695 pcm**

**ONE PARKING SPACE!**

The internal accommodation briefly comprises of an open-plan Living Area, Fitted Kitchen with white goods, Double Bedroom with integral storage and a Shower Room. A monthly fixed utility charge of £101.68 is payable in addition to the rent to cover Gas, Electricity and Water.



### LOCATION

Warren Court is situated north of Lincoln City Centre in a well connected residential area. The property is within walking distance of Lincoln County Hospital, approximately a 15- minute walk and Lincoln Arboretum, around 10 minutes on foot. Local amenities including shops, cafes and supermarkets are easily accessible. The area benefits from good transport links via the nearby A46 bypass and frequent bus routes into the City Centre.

### ACCOMMODATION

Modern One Bedroom Apartment where an early viewing is highly recommended, briefly comprising of an open-plan Living Area, fitted Kitchen with white goods, Double Bedroom with integral storage and a Shower Room with a Utility Area, including a freestanding washing machine.

### OUTSIDE

The property also benefits from an allocated Parking Space.

### RENT AND DEPOSIT

The asking Rent for the property is £695 per calendar month and the Tenancy Deposit is £800 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.

A monthly fixed utility charge of £101.68 is payable in addition to the monthly rent to cover Gas, Water and Electricity.

### 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.



- **One Bedroom Apartment**
- **Open Plan Kitchen Lounge**
- **Modern Shower Room**
- **Allocated Parking Space**
- **Fixed Utility Cost of £101.68**
- **Washing Machine Included**
- **Close to Local Amenities**
- **Council Tax Band - A (Lincoln City Council)**
- **EPC Energy Rating - C**
- **Gas Central Heating.**