



8 St. Cuthberts Court

Lincoln, LN1 3ER

£1,450 pcm

FULLY FURNISHED, CATHEDRAL VIEW - The property briefly comprises Entrance Hall, Bedroom one with En-suite Shower Room, Bedroom two, Bedroom three, Utility Room and a separate Bathroom. Stairs lead to the First Floor Landing with Open Plan Living, Dining Room and Kitchen. To the Third Floor is a Mezzanine Office/Snug and Balcony. The property also benefits from a single garage and secured gated entry.



LOCATION

St. Cuthberts Court is situated just off St. Cuthberts Street in central Lincoln, within walking distance of the historic Lincoln Cathedral and the Bailgate area. The property is close to a variety of cafés, restaurants, and local shops, with Lincoln High Street and the Cathedral Quarter also nearby. The area provides excellent access to public transport links and is ideal for those seeking a central city location with amenities on the doorstep.

ACCOMMODATION

Fully furnished throughout, this three-storey home is available for viewing to appreciate the size and specification. The internal accommodation comprises an Entrance Hall, Bedroom one with En-suite Shower Room, Bedroom two, Bedroom three, Utility Room and a separate Bathroom. Stairs lead to the First Floor Landing with Open Plan Living, Dining Room and Kitchen. To the Third Floor is a Mezzanine Office/Snug and Balcony.

OUTSIDE

The property benefits from a single garage with gated entry, a courtyard, and a balcony. Please note that due to parking restrictions within the development, parking is only permitted within the garage.

RENT AND DEPOSIT

The asking Rent for the property is £1,450.00 per calendar month and the Tenancy Deposit is £1,670.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £330.00

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/>

VIEWINGS

By prior appointment through Mundys.

- Gated Development
- Parking in Single Garage Only
- Three Double Bedrooms
- Three Storey Home
- Balcony & Courtyard
- Fully Furnished Throughout
- EPC Energy Rating - C
- Council Tax Band - 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 are 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.