



14 Albany Street

Lincoln, LN1 3JD

£850 pcm

AVAILABLE NOW, VIEWING RECOMMENDED! Situated within a desirable position to the North of the Cathedral City of Lincoln, this well presented home boasts an internal accommodation including two Bedrooms, Lounge, Dining Kitchen & Bathroom. The property also benefits from gas central heating and a rear garden.



LOCATION

The property is situated in a desirable position to the North of the Cathedral City of Lincoln. The property provides easy access to: Lincoln City centre, Lincoln County Hospital, the Cathedral Quarter and a range of local amenities.

ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising a Lounge with built-in storage and feature fireplace, Dining Kitchen with a range of wall and base units, freestanding cooker, washing machine and fridge freezer, Family Bathroom, Stairs and Landing with storage area and airing cupboard, Bedroom one with built-in wardrobes and Bedroom two. The property also benefits from gas central heating and double glazing.

OUTSIDE

The property fronts directly onto the street, a shared passageway provides access to the rear of the property and rear Garden. On street parking is available within the local area.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Desirable Location
- Two Bedrooms
- Available Now
- Easy Access to Lincoln County Hospital
- Lounge & Dining Kitchen
- Rear Garden
- Good Access to Local Amenities
- Viewing Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D



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.