



Flat 5, 256 High Street

Lincoln, LN2 1HW

£950 pcm

FURNISHED – PRIME CITY LOCATION

This contemporary property offers well-presented accommodation comprising of an Entrance Hall, open plan Kitchen/Lounge with built-in appliances, Bedroom two with built-in wardrobes and an En-suite Shower Room. To the Second Floor is Bedroom one, also benefiting from its own En-suite Shower Room.



LOCATION

Flat 5, 256 High Street enjoys a prime position on Lincoln's bustling High Street, placing a wide range of shops, supermarkets, cafés, restaurants and everyday amenities right on the doorstep. The property sits close to Lincoln College and is within comfortable walking distance of the city centre, including the bus and train stations. The High Street area offers excellent transport links and convenient access on foot to both the city's retail quarter and the historic Cathedral Quarter further uphill.

ACCOMMODATION

The stunning property briefly comprises of a secure entry to the Communal Stairwell and a private Entrance Hall leading to the open-plan Kitchen Lounge with built-in appliances and chairs. Bedroom two includes a double bed, bedside tables, built-in wardrobes and an En-suite Shower Room. To the Second Floor is Bedroom one, which benefits from an En-suite Shower Room and additional built-in wardrobes. Viewing is highly recommended of this charming apartment. All windows are triple glazed offering maximum sound proofing from the busy High Street.

OUTSIDE

There is no outside space or parking available with this apartment.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00

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>

- Two Bedroom Duplex Apartment
- Fully Furnished
- City Centre Location
- High Specification Interior
- Two Double Bedrooms
- Triple Glazed Windows
- Two En-suite Bathrooms
- Open Plan Living & Kitchen
- EPC Energy Rating - C
- Sorry, No Pets

