



3 Shakespeare Mews

Lincoln, LN5 8EH

£695 pcm

ONE DOUBLE BEDROOM – EARLY VIEWING RECOMMENDED!

The property briefly comprises of an Entrance Hall leading to an open-plan Living Accommodation and Kitchen, one double Bedroom and a Family Bathroom with shower over the bath.



LOCATION

Shakespeare Mews is a small residential development situated just off Lincoln High Street, to the south of Lincoln city centre. The area offers convenient access to a range of local amenities including shops, takeaways and public houses, with regular bus services running along Lincoln High Street into the city centre. The railway station and Waterside Shopping Centre are all within easy reach, while nearby road links provide access to the A46 and A57, making this a well-connected and practical location.

ACCOMMODATION

This well presented One Bedroom Apartment is available for immediate viewing. The internal accommodation comprises of an Entrance Hall providing access to the double Bedroom, the Family Bathroom with shower over the bath and the open-plan living Accommodation incorporating the Lounge and Kitchen. The kitchen is fitted with appliances including a fridge freezer and washing machine.

OUTSIDE

There is a communal courtyard to the front of the building with on-street parking available nearby. Please note there is no allocated parking with the property.

RENT AND DEPOSIT

The asking Rent for the property is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00.

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.

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>

- One Double Bedroom
- Open Plan Living Accommodation
- Kitchen with Appliances
- Bathroom with Bath and Shower Overhead
- No Allocated Parking Space
- Close to Lincoln City Centre
- Early Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

