



## 5 Dorron Court, Stonefield Avenue

Lincoln, LN2 1QL

**£850 pcm**

### SINGLE GARAGE TO THE REAR

This modern Two Bedroom Apartment is located within the Uphill area of the City, just a short walk from Lincoln Cathedral. The internal accommodation briefly comprises of a Private Entrance Hall with stairs rising to the First Floor Landing, fitted Kitchen, Lounge, Two Double Bedrooms and a Bathroom with bath and shower overhead. The property further benefits from a single garage to the rear.



## LOCATION

Dorron Court is situated off Stonefield Avenue within the popular Uphill area of Lincoln. The property is ideally located within walking distance of Lincoln Cathedral, Bailgate, Castle Square and a range of independent shops, cafés and restaurants. Regular public transport links are available nearby, providing access to Lincoln City Centre and surrounding areas.

## ACCOMMODATION

The internal accommodation briefly comprises of a Private Entrance Hall with stairs rising to the First Floor Landing, fitted Kitchen, Lounge, Two Double Bedrooms and a Family Bathroom with bath and shower overhead. Please note that some of the photographs were taken prior to the current tenancy commencing and whilst they accurately demonstrate the size and layout of the property, an internal viewing is essential.

## OUTSIDE

On street parking is available within the surrounding area and there is a secure single garage located to the rear of the property

## 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>

- Two Double Bedrooms
- Bath with Shower Overhead
- Viewing Highly Recommended
- Stairs to First Floor Apartment
- Spacious Lounge & Modern Kitchen
- Single Garage to the Rear
- Walking Distance to Bailgate
- EPC Energy Rating - E
- Council Tax Band - B (Lincoln City Council)

