



1 Willis Close,
Lincoln, LN1 3LG

£995 pcm

PROPERTY AVAILABLE NOW –

Briefly comprises ; Entrance Hall, leading to Living Room, Kitchen and Downstairs Storage. Upstairs there are two Double Bedrooms & Family Bathroom.
Enclosed Garden, Single Garage & Driveway



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

Having been newly decorated throughout with new carpets fitted, this property briefly comprises of ; Entrance Hall leading to a spacious Lounge and Kitchen. Understairs storage can also be found off the hall. Upstairs there are Two Double Bedrooms, both having built in Wardrobes and a Family Shower Room off the landing.

OUTSIDE

Single Garage, Driveway, Garden to the front. Enclosed Garden to the Rear.

RENT AND DEPOSIT

The asking Rent for the property is £995 per calendar month and the Tenancy Deposit is £1145 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225

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.

- **Two Double Bedrooms**
- **Spacious Lounge**
- **Newly Decorated Throughout**
- **Property Available Now**
- **Upstairs Shower Room**
- **New Carpets Throughout**
- **Wardrobes to both Bedrooms**
- **Gas Central Heating**
- **Council Tax - B(Lincoln City Council)**
- **EPC D**

