



17 Tanners Court,
Lincoln, LN5 7AG

£825 pcm

TWO DOUBLE BEDROOMS - CITY CENTRE LOCATION!

This First Floor Apartment benefits from City Centre Location, gated security and provides well presented internal accommodation briefly comprising: Entrance Hall, Lounge Diner, Kitchen, Master Bedroom, Bedroom 2 and Family bathroom.



LOCATION

The property is located in the heart of the historic City of Lincoln. The property has easy access to a full range of services and facilities and is a short walk from Lincoln University, Lincoln Train Station and the City bus station.

ACCOMMODATION

The property is situated within a gated development, with communal Entrance Halls, Stairwells and Lift providing access to the Apartment. The Apartment benefits from well presented internal accommodation briefly comprising: Private Entrance Hall, Open Plan Lounge - Diner, fitted Kitchen with washing machine and fridge, Bedroom 1 with built in wardrobes, Bedroom 2 and Family Bathroom.

OUTSIDE

A bike store and bin store are present to the communal grounds. There is not a parking space with this property. Parking is available in the local area.

RENT AND DEPOSIT

The asking Rent for the property is £825 per calendar month and the Tenancy Deposit is £950 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190

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/>

VIEWING

By prior appointment through Mundys.

- Gated Development
- First Floor Apartment
- Two Double Bedrooms
- Family Bathroom with shower
- Open Plan Lounge - Diner
- Fitted Kitchen with Washing Machine & Fridge
- City Centre Location
- Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - A



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.