



**3 Winn Street**  
Lincoln, LN2 5EJ

**£750 pcm**

CENTRALLY LOCATED, VIEWING RECOMMENDED. This first floor apartment benefits from internal accommodation comprising of a Hallway, large spacious Lounge, modern Kitchen Diner, Two Bedrooms both with fitted wardrobes and a Family Bathroom.



### LOCATION

Winn Street is centrally located and is a 5 minute walk from Lincoln City Centre. 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 and Cathedral.

### ACCOMMODATION

This first floor apartment benefits from internal accommodation briefly comprising of an Entrance Hall with storage cupboard, large Lounge with feature fireplace, modern Kitchen Diner, Two Bedrooms both with fitted wardrobes and a Family Bathroom with shower. The property also benefits from gas central heating and double glazing. Viewing is recommended.

### OUTSIDE

The property has an external staircase and on street parking within the local area.

### VIEWING

By prior appointment through Mundys.

### RENT & DEPOSIT

The asking Rent is £750.00 Per Calendar Month. The Tenancy Deposit is £865.00 equal to five weeks rent.

The Holding Deposit is £175.00.

### TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

### CHARGES TO TENANTS

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/>

- Centrally Located
- On Street Parking
- Fitted Wardrobes to both Bedrooms
- Modern Kitchen Diner
- Large Lounge
- Two Bedrooms
- Dining Kitchen
- Viewing Recommended
- Council Tax Band - A
- Energy Rating - D

