



Apartment 4, Mill View Court,
Vernon Street, Lincoln, LN5 7PQ

£925 pcm

Early viewing of this gated ground floor character apartment is recommended!

The property is situated within a gated development and boasts well-presented internal accommodation briefly comprising of; Entrance Hall, approx. 9m x 5m Open Plan Living Dining Area with fitted Kitchen, Two Bedrooms and a Shower Room.



LOCATION

The property is situated within an established residential area to the south of the Cathedral City of Lincoln. The property benefits from easy access to Lincoln City Centre, the train and bus stations and a full range of local amenities.

ACCOMMODATION

This ground floor apartment is situated within a small gated development of 7 apartments within a former grain mill, converted into residential accommodation approximately 16 years ago. Exposed brickwork, central pillars and feature windows have retained the character of the original building, with the apartment boasting internal accommodation briefly comprising of an Entrance Hall, Open plan Living Area with fitted Kitchen, Bedroom 1 with storage cupboard off, Bedroom 2 and a Shower Room/WC combined. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the size, standard and character of the accommodation on offer.

OUTSIDE

The property is accessed via a secure pedestrian gate and communal courtyard. On street parking is available within the local area.

TENANCY TERM

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

RENT AND DEPOSIT

The Asking Rent for the property is £925 PCM. The Tenancy Deposit is £1,065/equal to 5 weeks Rent.

The Holding Deposit is £210.

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.



- **Gated Residence**
- **South City Location**
- **Good Access to Local Amenities**
- **Character Features**
- **Built-in wardrobe to Bedroom 1**
- **Spacious Living Accommodation**
- **Two Bedrooms**
- **Viewing Required**
- **EPC Rating - B**
- **Council Tax Band – A (Lincoln City Council)**

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.