



## 10 Museum Court

Lincoln, LN2 1JB

**£1,200 pcm**

### **CATHEDRAL VIEWS AND PARKING**

This spacious apartment features vaulted ceilings with skylights and a high specification finish throughout. The property also features a mezzanine level with windows overlooking Lincoln Cathedral. The accommodation comprises of an Entrance Hallway leading to a large Open Plan Lounge Diner, Breakfast Kitchen with a range of Neff integral appliances, Bathroom and Two Bedrooms, one with En-suite Shower Room and giving access to the Mezzanine Level/Study.



### LOCATION

Museum Court is ideally situated in the heart of the historic uphill area of Lincoln, just a short walk from a range of well regarded amenities. The property is positioned close to Lincoln Cathedral and Lincoln Castle, along with the independent shops, cafés and restaurants found along Bailgate and Steep Hill. The city centre and High Street are also within easy reach, offering a wider selection of shopping, leisure facilities and transport links including Lincoln Railway Station.

### ACCOMMODATION

Accessed via a communal Entrance Hall with secure gated entry, the property offers well presented accommodation throughout. The internal accommodation comprises of an Entrance Hall leading to a Living Room with high vaulted ceilings and natural accent lighting, along with a fitted Kitchen complete with a full range of integrated appliances including a fridge freezer, dishwasher and washer dryer. There are two well proportioned Double Bedrooms, with Bedroom One benefiting from a mezzanine Dressing Room / Study and En-suite, alongside a further fully fitted Bathroom.

### OUTSIDE

The property benefits secured entry and an allocated parking space behind secure electronic gates.

### RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

### 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/help/lettings-fees-information-for-tenants/>

### 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>

- Executive Top Floor Apartment
- Open Plan Living Space & Vaulted Ceilings
- Kitchen with Integral NEFF Appliances
- Mezzanine with Cathedral Views
- Two Double Bedrooms
- En-suite Shower Room
- Gated Allocated Parking
- Gated Parking Space
- EPC Energy Rating - D
- Council Tax Band - B (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.