



2c Robey Street

Lincoln, LN5 8AU

£850 pcm

NEWLY DECORATED, AVAILABLE NOW.

The property briefly comprises of a Dining Kitchen, Lounge and WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and a Family Bathroom with overhead shower. The property also benefits from an enclosed courtyard and on street parking.



LOCATION

Robey Street is located to the south of the City Centre of Lincoln, within a well established residential area. The property is within easy reach of a range of local amenities including supermarkets, convenience stores and schooling, along with regular bus routes into the City Centre. Lincoln Railway Station and the High Street are also easily accessible, providing further shopping, leisure and transport links.

ACCOMMODATION

This well presented Three Bedroom Home has been newly decorated throughout. On entry there is a spacious Dining Kitchen providing access to the Lounge, along with a downstairs WC and stairs rising to the First Floor. The Landing provides access to all Three Bedrooms, along with the Family Bathroom which is fitted with a bath and overhead shower, with additional storage available.

OUTSIDE

To the rear there is a small enclosed courtyard. On street parking is available to the front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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>

- Walls Newly Decorated
- On Street Parking
- Three Bedrooms
- Enclosed Courtyard
- Spacious Dining Kitchen
- Bathroom with Shower Overhead.
- Property Available Now
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D

