



**55a Queen Street**

Market Rasen, LN8 3EN

**£695 pcm**

**AVAILABLE NOW**

On entry to the property, there is a stairway providing access to the First Floor Living accommodation, which comprises of a Hall giving access to Bedroom One, a Spacious Lounge, Kitchen, WC, Family Bathroom and Bedroom Two. On- street parking is available in the area, with a communal courtyard to the rear.



### LOCATION

Queen Street is situated in the market town of Market Rasen, the property is close to a range of shops, cafés, and local amenities, including supermarkets, banks, and a weekly market. Well-regarded primary and secondary schools are nearby, with excellent road links via the A46 providing easy access to Lincoln and surrounding villages. The area is surrounded by attractive countryside, offering walks and outdoor leisure opportunities.

### ACCOMMODATION

This well presented, First Floor Apartment benefits from a Private Entrance with stairs rising to the First Floor Landing. The spacious Hall provides access to the Living Room, Bedroom One, Kitchen, Bedroom Two, WC and Bathroom with bath and overhead shower. The layout allows for a practical and open flow throughout the apartment.

### OUTSIDE

On street parking is available in the area, with a communal courtyard to the rear.

### RENT AND DEPOSIT

The asking Rent for the property is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00.

### 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/additional-fees/>

### 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>

- Communal Courtyard
- On Street Parking
- Two Double Bedrooms
- Family Bathroom - Overhead Shower
- Stairs Rising to Living Accommodation
- Property Available Now
- EPC Energy Rating - E
- Council Tax Band - A (West Lindsey District 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 are 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.