



## 6 Howe Court

Lincoln, LN2 4DU

**£725 pcm**

### **ALLOCATED PARKING & ONE DOUBLE BEDROOM**

The property briefly comprises of an Open Plan Living Area and Kitchen on entry, leading to a Double Bedroom with wardrobe space and a Shower Room with plumbing for a washing machine. There is a fixed utility charge of £145.00 per calendar month to include Gas, Electric and Water.



### LOCATION

Howe Court is situated within a residential area to the North East of Lincoln City Centre. The location provides convenient access to a range of local amenities, schooling and public transport links. Lincoln City Centre, along with the Cathedral Quarter and Lincoln County Hospital, are easily accessible, making this a practical location for city living.

### ACCOMMODATION

This well presented One Bedroom Apartment offers accommodation comprising of an Open Plan Lounge and Kitchen, Double Bedroom with built-in wardrobe space and a Shower Room with a cupboard housing plumbing for a washing machine. A fixed utility charge of £145.00pcm (Gas, Electric and Water) is payable in addition to the monthly rent.

### OUTSIDE

To the front of the property there is one allocated parking space.

### RENT AND DEPOSIT

The asking Rent for the property is £725.00 per calendar month and the Tenancy Deposit is £855.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £165.00.

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### 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 was implemented in May 2026 and affects 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>

- One Double Bedroom
- One Allocated Parking Space
- Open Plan Living Kitchen
- Shower Room - off Kitchen
- Wardrobe Space to Bedroom
- Property Available Now
- Fixed Utility Cost - £145pcm
- Popular Residential Development
- Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

