



## Waite Lodge, Good Lane

Lincoln, LN1 3EH

**£800 pcm**

### **UNIQUE PROPERTY - GREAT LOCATION**

The property briefly comprises of an Open Plan Living and Kitchen Area, Utility Room and WC. Stairs rise to the First Floor Landing providing access to a Double Bedroom with En-suite Bathroom. The property also benefits from a courtyard to the front and on street parking in the area.



### LOCATION

Waite Lodge is situated just off Good Lane, to the West of the City Centre of Lincoln. The property is within easy walking distance of a range of local amenities including shops, cafés and convenience stores, along with the nearby University of Lincoln and the leisure facilities at the Brayford Waterfront. Lincoln Railway Station and the High Street are also easily accessible, providing wider shopping and transport links.

### ACCOMMODATION

This One Double Bedroom Home is available now and must be viewed to appreciate its unique charm. The internal accommodation comprises of an Open Plan Living Accommodation and Kitchen with appliances including a fridge freezer, along with a Utility Room providing space for a washing machine and a downstairs WC. Stairs rise to the First Floor Landing which provides access to the Double Bedroom with built-in storage and an En-suite Bathroom fitted with a bath and overhead shower.

### OUTSIDE

There is a small courtyard to the front of the property. On street parking is available within the local area.

### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

### 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>

- Courtyard to the Front
- Prime Uphill Location
- Property Available Now
- Kitchen with Appliances
- Downstairs WC & Utility Room
- One Double Bedroom
- En-suite Bathroom
- On Street Parking
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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.