



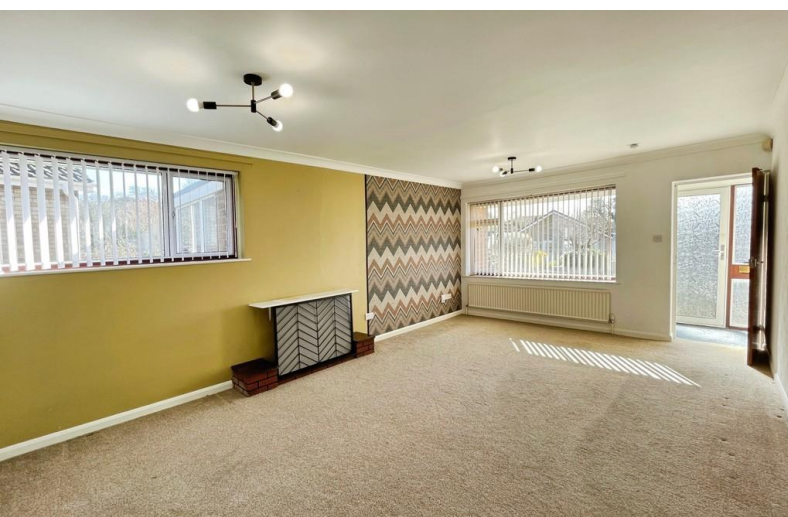
## 11 Albion Close

Lincoln, LN1 1ED

**£1,200 pcm**

**DESIRABLE LOCATION, WELL PRESENTED & AVAILABLE NOW!**

Providing easy access to Lincoln City Centre, the Cathedral Quarter and A46 and A57, this Three Bedroom home also benefits from Gardens, Driveway & Garage. Viewing is Highly Recommended.



### LOCATION

The property is situated in a cul-de-sac position, off Long Leys Road, to the west of the Cathedral City of Lincoln. The property provides easy access to Lincoln City centre, Lincoln University, Lincoln County Hospital and the Cathedral Quarter.

### ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising of an Entrance Porch, Living Room, Dining Kitchen with integral fridge freezer and back door, Hallway with airing cupboard and leading to Family Bathroom, Bedroom One, Bedroom Two and Bedroom Three. The property also benefits from gas central heating and double glazing.

### OUTSIDE

The property occupies a hillside position and has a tiered front garden and rear garden with shed and greenhouse. The property also has a paved driveway and single garage with an electric door.

### 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 property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

### CHARGES TO TENANTS

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.

### 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>

- Detached Bungalow
- West City Location
- Easy Access to Lincoln City Centre
- Front & Rear Gardens
- Driveway & Garage
- Living Room & Dining Kitchen
- Available Now
- Viewing Recommended
- Council Tax Band - C (Lincoln City Council)
- EPC 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 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.