



Flat 2 Friars Hall, Greetwell Close

Lincoln, LN2 4FG

£925 pcm

ALLOCATED PARKING - CLOSE TO HOSPITAL.

The property briefly comprises of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen, with a further landing area providing access to a Utility Cupboard and One Double Bedroom with built-in wardrobes and En-suite Bathroom fitted with a bath with overhead shower. The property benefits from one allocated parking space to the rear of the building.



LOCATION

Friars Hall is situated to the North East of Lincoln City Centre, in a well established residential area close to Lincoln County Hospital, making it particularly convenient for hospital staff. The property is also well positioned for access to a range of local amenities, including shops and services along Greetwell Road, with regular public transport links into the City Centre. Road links provide easy access to the A15 and surrounding areas, with Lincoln City Centre offering a wider range of shopping, dining and leisure facilities nearby.

ACCOMMODATION

The internal accommodation comprises an Entrance Porch leading to an Open Plan Living, Dining and Kitchen with freestanding fridge freezer. Off the Landing there is a Utility Cupboard housing a washing machine and dryer. Further access leads to the Double Bedroom with built-in wardrobes and En-suite Bathroom fitted with a bath with overhead shower.

OUTSIDE

To the rear of the building there is one allocated parking space and two visitor spaces to the front.

RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1,065.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £210.00.

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>

- Close To Lincoln County Hospital
- Double Bedroom
- Open Plan Living/Kitchen/Diner
- En-Suite to Master Bedroom
- Utility Cupboard with Appliances
- Allocated Parking Space
- Secured Entry
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

