



The Cobbles, 4 Well Lane

Lincoln, LN2 1NA

£1,050 pcm

HEART OF THE CITY!

The internal accommodation briefly comprises of an Entrance Hall, Lounge, Dining Room, Kitchen leading to the rear Courtyard, First Floor Landing leading to Two Double Bedrooms, Bathroom and Study / Office. No parking is available with the property.



LOCATION

The historic Cathedral and University City of Lincoln a full range of High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. Well Lane is just off the famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

Internally the property briefly comprises of an Entrance Hall, Lounge, Dining Room with patio doors and Kitchen leading to the Garden. To the First Floor there are Two Double Bedrooms, an Office/Dressing Room and Bathroom with shower overhead.

OUTSIDE

To the rear there is a Patio and Courtyard. No parking available with the property.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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 week's 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>

- Located within the Historic Quarter near Lincoln Cathedral
- Two Double Bedrooms
- Office / Study / Walk-in Wardrobe
- Bathroom with Shower Over Bath
- No Parking Available
- Two Reception Rooms
- Kitchen with Appliances
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)



**Museum Court
Grantham Street
Lincoln
LN2 1JB**

**www.mundys.net
lettings@mundys.net
01522 556 099**

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.