



## 3 Eastbrook Road

Lincoln, LN6 7ER

**£850 pcm**

### **NEW FLOORING AND NEWLY DECORATED**

The property briefly comprises of an Entrance Hall leading to the Kitchen, Living Room, Bedroom One, Bedroom Two, built in storage and a Family Bathroom with overhead shower. The property also benefits from a car port, single garage and rear courtyard.



### LOCATION

Eastbrook Road is situated within a residential area to the South West of the City of Lincoln. The property is conveniently located close to a range of local amenities including supermarkets, shops and schooling, along with easy access to the A46 bypass providing strong transport links to Newark and surrounding areas. Regular bus routes also provide access into Lincoln City Centre.

### ACCOMMODATION

This well presented Two Bedroom Ground Floor Apartment offers internal accommodation comprising of an Entrance Hall providing access to all rooms, including built in storage, Bedroom One with built in wardrobes and Bedroom Two also with built in wardrobes. There is a spacious Living Room and Kitchen, along with a Family Bathroom fitted with a bath and overhead shower. Please note that new carpets are due to be fitted in Bedroom Two following the photographs being taken.

### OUTSIDE

A car port and single garage are located to the side of the property. To the rear there is a courtyard, for which the tenant has sole use, although there is neighbouring access adjacent. The boundary can be clarified during a viewing.

### RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £195.00.

### 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 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>

- Two Double Bedrooms
- Built in Wardrobes to Bedrooms
- Property Available Now
- Car Port and Single Garage
- Newly Fitted Carpets Throughout
- Newly Decorated Throughout
- Bathroom with Shower Overhead
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)



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.