



## 15 Connaught Terrace

Lincoln, LN5 8QP

**£850 pcm**

### **NEWLY RENOVATED THROUGHOUT**

The property has been fully renovated with new décor, flooring, a brand new Kitchen and Bathroom. Internally the property briefly comprises of a Lounge, Hallway, Dining Room, Kitchen, Bathroom with shower over bath and First Floor Landing leading to Two Double Bedrooms. Outside there are courtyards to the front and rear.



### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. 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

The property has been renovated throughout to include new decoration, new flooring, a brand new Kitchen and modernised Bathroom. Internally the property briefly comprises of a Lounge, Hallway, Dining Room, Kitchen, Bathroom with shower over bath and First Floor Landing leading to Two Bedrooms.

### OUTSIDE

There are courtyards to the front and rear. On street parking available in the local area.

### 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/>

### VIEWING

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>

- Renovated Throughout
- Close to City Centre
- Modern Interior
- Enclosed Rear Garden
- Two Double Bedrooms
- Brand New Kitchen
- On Street Parking
- Newly Decorated Throughout
- 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 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.