



## Flat 2, 17-18 Hungate

Lincoln, LN1 1ES

**£1,000 pcm**

### ENCLOSED COURTYARD GARDEN

This newly converted apartment is available now and briefly comprises of an Entrance Hall, Utility Room, Double Bedroom with built-in wardrobes, newly fitted Shower Room and a Open Plan Living and Kitchen area with access to the rear courtyard. Parking is available on street or via permit in local car parks.



## Flat 2, 17-18 Hungate, Lincoln, LN1 1ES

### LOCATION

17-18 Hungate is situated in the heart of Lincoln City Centre, within the historic Cathedral Quarter. The property is ideally placed for access to Lincoln Cathedral, the Castle, Steep Hill and a wide range of independent shops, cafés, restaurants and bars. Lincoln High Street, the Brayford Waterfront and public transport links are all within easy walking distance, making this a convenient location for city living with amenities close at hand.

### ACCOMMODATION

Immaculately presented, this newly converted apartment has been finished to a high standard throughout. The building benefits from modern conveniences including a high specification telephone entry system with CCTV recording and key coded access linked directly to the individual apartment, along with superfast 1000mb/s internet included within the monthly rent. Internally, the accommodation comprises of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen fitted with appliances including a fridge freezer and dishwasher, a Utility Room with washing machine, one Double Bedroom with built in wardrobes and lighting and a newly fitted Shower Room completing the apartment.

### OUTSIDE

The apartment benefits from an enclosed outside courtyard for the sole use of this property. There is no allocated parking included with the apartment, however residents are eligible for on street permit parking. Additional parking can be found at nearby NCP car parks to the front and rear of the building.

### RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £230.00.

### 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>

- One Double Bedroom
- Open Plan Living and Kitchen
- Kitchen with built in Appliances
- Enclosed Rear Courtyard
- Apartment Available Now
- Internet Included - 1000mbs
- High Specification Entry System
- Newly Converted Apartment
- EPC Energy Rating - D
- Council Tax Band - TBC (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.

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