



## 9 Hope Street

Lincoln, LN5 7UJ

**£850 pcm**

### OPEN PLAN LOUNGE DINER!

The property briefly comprises of an Open Plan Living and Dining Room leading to the Kitchen, Inner Hallway and Family Bathroom with bath with shower overhead. Stairs rise from the Dining Room to the First Floor Landing, providing access to Bedroom One, Bedroom Two and Bedroom Three and WC.



## LOCATION

Hope Street is situated to the south of Lincoln City Centre, within a well-established residential area just off Sincil Bank. The location provides convenient access to a range of local amenities, including shops, schools and public transport links. Lincoln City Centre, the railway station and bus station are all within easy reach, making this a practical location for commuters and city living

## ACCOMODATION

Having been recently decorated throughout and benefitting from new flooring, this home is presented in immaculate condition. The internal accommodation comprises of an Open Plan Living and Dining Room leading to the Kitchen, Inner Hallway and downstairs Bathroom with bath with overhead shower. Stairs rise from the Dining Room to the First Floor Landing leading to Three Bedrooms and WC.

## OUTSIDE

On-street permit parking is available in the area, with an enclosed patio garden located to the rear.

## 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.

## TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

## 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/help/lettings-fees-information-for-tenants/>

## VIEWING

By 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>

- Newly Decorated Throughout
- New Flooring Throughout
- Property Available Now
- Open Plan Living and Dining Room
- Enclosed Rear Courtyard
- On Street Permit Parking
- Downstairs Bathroom with Overhead Shower
- 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.