



## 11 Crown Mill

Vernon Street, Lincoln, LN5 7QD

**£950 pcm**

### **NEWLY RENOVATED APARTMENT**

The property briefly comprises of an Entrance Hall leading to a Bathroom, Bedroom One, Bedroom Two and Open Plan Living Accommodation with Kitchen. The property also benefits from one allocated parking space.



## 11 Crown Mill, Vernon Street, Lincoln, LN5 7QD

### LOCATION

Vernon Street is situated within a popular City Centre location, offering convenient access to a wide range of amenities. The property is within easy walking distance of Lincoln City Centre, the Brayford Waterfront and the University of Lincoln, where there are numerous shops, supermarkets, restaurants, cafes and leisure facilities. Lincoln Central Railway Station is also nearby, providing rail links to surrounding towns and cities. The property benefits from excellent access to local transport links and major road networks including the A46.

### ACCOMMODATION

This Second Floor Apartment is available now and has recently been renovated to include a brand new Kitchen, new flooring and redecoration throughout. The internal accommodation briefly comprises of an Entrance Hall with built-in storage, Bathroom with Shower Overhead and additional built-in storage, Bedroom One with built-in wardrobes, Bedroom Two and an Open Plan Living and Dining Area with a brand new Kitchen featuring a Breakfast Bar and freestanding appliances. An early viewing is highly recommended to appreciate the standard of accommodation on offer.

### OUTSIDE

The property benefits from an individual allocated parking space within a secure electronically gated parking area. The apartment is accessed via a communal entrance hall with both lift and stair access to the second floor.

### 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 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>

- Newly Decorated Throughout
- New Flooring Throughout
- Newly Fitted Kitchen
- Property Available Now
- Two Double Bedrooms
- One Allocated Parking Space
- Secured Gated Parking
- Second Floor Apartment
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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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