![Mundys logo](est 1898)

37 Wilson Street

Lincoln, LN1 3HZ

£900 pcm

The property provides well presented internal accommodation briefly comprising of a Lounge, Dining Room with under stairs storage, Kitchen and stairs rising to the First Floor Landing which provides access to Two Bedrooms and the Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended.

LOCATION

The property is situated to the north of the Cathedral City of Lincoln, benefiting from easy access to Lincoln City centre, The Cathedral Quarter, Lincoln University and Lincoln County Hospital. The property also benefits from easy access to a full range of services and facilities.

ACCOMMODATION

With new flooring fitted to the Ground Floor, this home is well presented throughout. The internal accommodation comprises of a spacious Lounge leading to a Dining Room with under stairs storage and a galley style Kitchen. Upstairs, the landing provides access to Two Bedrooms and the Family Bathroom which has a bath with overhead shower.

OUTSIDE

A shared passageway provides access to the rear garden. On street parking is available within the local area

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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/additional-fees/

VIEWINGS

By prior appointment through Mundys.

- New Flooring Downstairs
- Property Available Now
- Two Bedrooms
- Two Receptions Rooms
- Rear Garden and On Street Parking
- Desirable North City Location
- Good Access to Local Amenities
- Viewing Highly Recommended
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

Museum Court

Grantham Street

Lincoln

LN2 1JB

www.mundys.net

lettings@mundys.net

01522 556 099

The Property Ombudsman