

25 Castle Street

Lincoln, LN1 3HU

£900 pcm

NEWLY RENOVATED THROUGHOUT

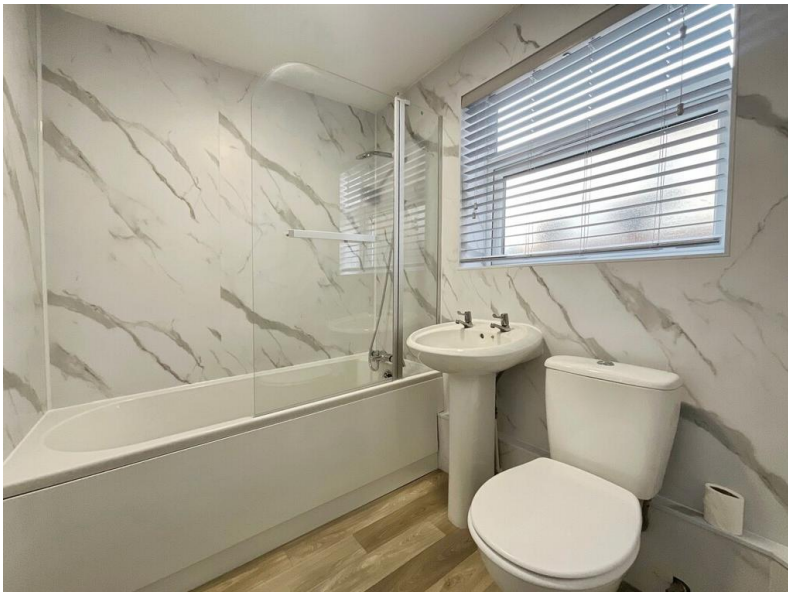
The property briefly comprises a spacious Lounge leading to a Dining Kitchen, Hallway and Downstairs Bathroom with shower overhead. Stairs rise to the First Floor Landing, providing access to Bedroom One with built-in storage and Bedroom Two. The property also benefits from an Enclosed Rear Garden with Patio Area and On Street Parking to the Front.





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LOCATION
Castle Street is situated within Lincoln's historic Uphill area, close to the Cathedral Quarter and within easy reach of the Bailgate. The surrounding area offers a range of independent shops, cafés, restaurants and public houses, with Lincoln Cathedral and Lincoln Castle both nearby. Lincoln City Centre and the High Street are also within easy reach, while the A15 and A46 provide access to the wider Lincolnshire road network.



ACCOMMODATION
Having been newly renovated throughout, the property has been redecorated and benefits from new flooring throughout. The accommodation provides a Spacious Lounge leading through to a newly fitted Dining Kitchen, with the Hallway providing access to the Rear Garden and Downstairs Bathroom, which has also been newly fitted and includes a Shower Overhead. Stairs rise to the First Floor Landing, providing access to Bedroom One, which benefits from built-in storage, while Bedroom Two is separately accessed from the Landing and provides additional bedroom accommodation.

OUTSIDE
The property benefits from an Enclosed Rear Garden with a Patio Area. On-Street Parking is available to the Front of the property.



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.

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 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 Renovated Throughout
- New Flooring Fitted
- Newly Decorated Throughout
- New Kitchen Fitted
- New Bathroom Fitted
- Two Double Bedrooms
- Property Available Now
- Early Viewing Recommended
- EPC Energy Rating - E
- Council Tax Band - A (Lincoln City Council)

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LN2 1JB

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman