



1 Cardinal's Flat, 42 Grantham Street

Lincoln, LN2 1LW

£1,200 pcm

APARTMENT AVAILABLE NOW

Accessed from the Ground Floor, the property opens into an Entrance Hall providing access to all accommodation, including an Office / Study, contemporary Shower Room, Two Bedrooms and an Open Plan Living and Kitchen area.



LOCATION

Grantham Street is conveniently positioned just to the east of Lincoln city centre, within walking distance of the historic uphill area and the amenities along Bailgate, including independent shops, cafés and restaurants. The property is well located for access to Lincoln city centre, Lincoln Castle, Lincoln Cathedral and a range of everyday amenities. Excellent transport links are available nearby, with easy access to public transport routes and road links serving the wider area.

ACCOMMODATION

Recently converted to a high standard, this apartment offers well finished accommodation throughout. Entry is via the Ground Floor with stairs rising to the main Landing, which provides access to all rooms including an Office / Study, newly fitted Shower Room, Two Bedrooms and an Open Plan Living Room and Kitchen. The Kitchen benefits from built-in appliances including a fridge freezer and dishwasher. An early viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

There is no allocated parking with the apartment, however passes can be purchased in the local car parks. The apartment has no outside space.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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.

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 Converted Apartment
- Available Immediately
- Two Double Bedrooms
- Office / Study
- Open Plan Living and Kitchen
- Contemporary Bathroom
- No Allocated Parking Space
- Council Tax Band - TBC (Lincoln City Council)
- EPC Energy Rating - To Follow



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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 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.