



6 Swan Street

Lincoln, LN2 1LF

£850 pcm

FURNISHED PROPERTY - CITY CENTRE

The property briefly comprises of an Open Plan Kitchen and Lounge Diner, Two Double Bedrooms and a spacious Bathroom with shower. The property also benefits from secure keypad entry.



LOCATION

Swan Street is located within the heart of the City Centre of Lincoln, just a short walk from a wide range of amenities including shops, restaurants, cafés and leisure facilities. The property is well positioned for access to the High Street, the Brayford Waterfront and transport links including Lincoln Railway Station, making it an ideal location for city living.

ACCOMMODATION

An early viewing is recommended for this Two Double Bedroom Apartment. The internal accommodation comprises of an Open Plan Living Accommodation with Kitchen fitted with appliances including a washing machine, fridge and freezer, along with an additional storage cupboard. There are Two Double Bedrooms and a Family Bathroom with shower over the bath.

OUTSIDE

There is no outside space with this apartment and no parking is available.

RENT & 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, unless negotiated otherwise.

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 via 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>

- Spacious Accommodation
- City Centre Location
- Two Double Bedrooms
- Open Plan Living Space
- Large Bathroom with Shower
- Kitchen with Appliances
- Viewing Highly Recommended
- EPC Energy Rating - B
- Council Tax Band - B (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 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.