

2b Church Lane

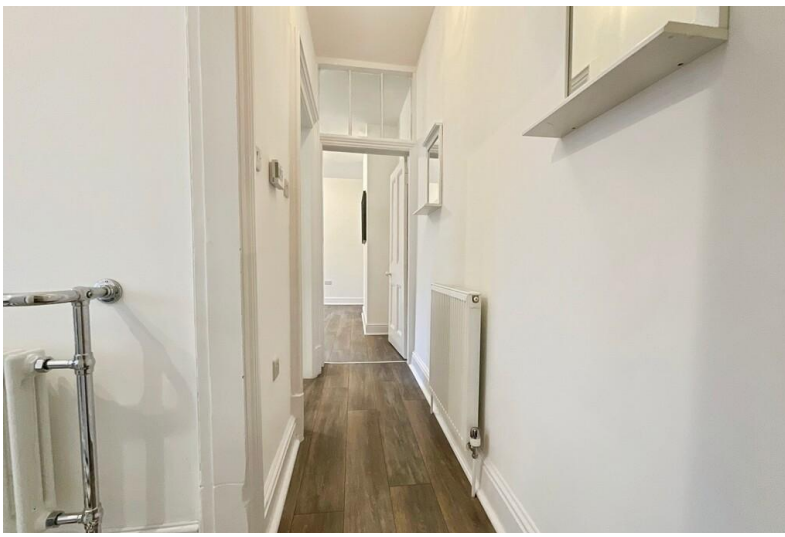
Lincoln, LN2 1QJ

£975 pcm

LARGE DOUBLE BEDROOM!

The property briefly comprises an Entrance Hall, Lounge, Dining Kitchen, Large Double Bedroom and Modern Bathroom with Separate Shower Cubicle. On-Street Parking is available via the Council Street Permit Scheme.





2b Church Lane, Lincoln, LN2 1QJ

LOCATION
Church Lane is situated within Lincoln's popular Uphill area, just a short walk from the historic Bailgate and Cathedral Quarter. The surrounding area offers a range of independent shops, cafés, restaurants and public houses, with Lincoln Cathedral and Lincoln Castle both within easy reach. Lincoln City Centre and the High Street are also accessible on foot, providing a wider range of shopping, dining and leisure facilities. The property also benefits from access to the A15 and A46 for travel further afield.

ACCOMMODATION
This modern apartment provides well proportioned accommodation throughout and is accessed via a Communal Entrance Hall shared with one other Apartment. The Entrance Hall leads through to a Spacious Lounge and separate Dining Kitchen, with the Modern Bathroom also accessed from the main hallway and fitted with a Bath and Separate Shower Cubicle. Bedroom One is a Large Double Bedroom, providing generous bedroom accommodation.

OUTSIDE
On-Street Parking is available via the Local Authority Street Permit Scheme.

RENT AND DEPOSIT
The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1,125.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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/help/lettings-fees-information-for-tenants/

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

- Permit On Street Parking
- Cathedral Quarters
- Modern Bathroom / Shower
- Dining Kitchen
- Double Bedroom
- Spacious Lounge
- Viewing 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

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