



**77 Cecil Street**

Lincoln, LN1 3AT

**£1,200 pcm**

**AVAILABLE NOW - VIEWING HIGHLY RECOMMENDED!**

Situated in a prime uphill location, this desirable and well presented property boasts Open Plan Living Room, Kitchen, Bathroom, En-suite Shower Room and Three Bedrooms. Property also benefits from gas central heating, double glazing and courtyard garden.



### LOCATION

The property is situated within a sort after position to the North of the Cathedral City of Lincoln. The property provides easy access to the Cathedral Quarter, Lincoln County Hospital and Lincoln City Centre. The property is well served by a full range of local amenities including shops, schools and leisure facilities.

### ACCOMMODATION

The well presented internal accommodation briefly comprises of an Entrance Hall leading to an Open Plan Living/Dining Room with feature fireplaces and bay window to the front elevation and storage cupboard off, Kitchen with integral washing machine, dishwasher and fridge, Rear Lobby with airing cupboard and Family Bathroom. Stairs to the First Floor Landing leading to Three Bedrooms and Shower Room. The property also benefits from gas central heating and double glazing.

### OUTSIDE

The property has a small front garden and a shared passageway leading to the property entrance and the enclosed courtyard garden. On street parking/resident permit parking is available within the local area.

### 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/>

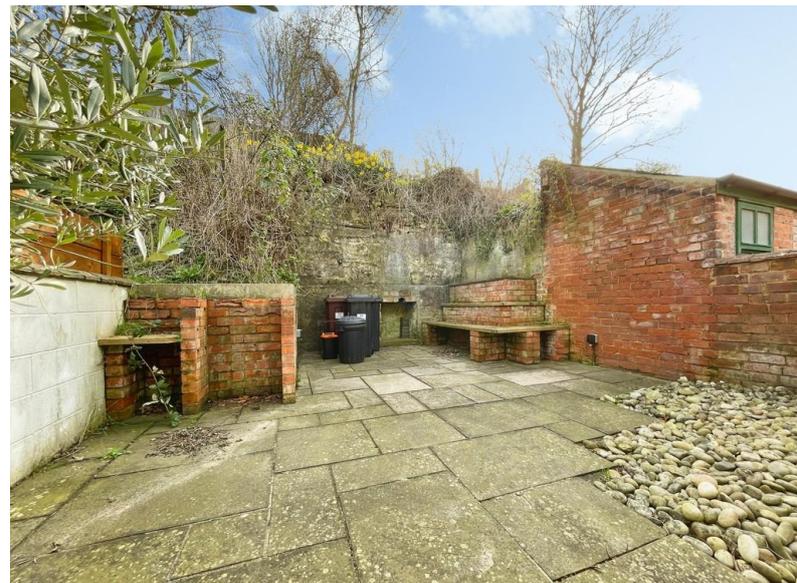
### VIEWINGS

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>

- Three Bedroom Home
- Open Plan Living/Dining Room
- Modern kitchen with integrated appliances
- Sought After Location
- Gas Central Heating & Double Glazing throughout
- Ground Floor Bathroom & Upstairs Shower Room
- Easy Access to Lincoln County Hospital
- Viewing Highly Recommended
- EPC Energy Rating - D
- Council Tax Band - B (Lincoln City Council)



Museum Court  
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Lincoln  
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 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.