



## 21 Connaught Terrace

Lincoln, LN5 8QP

**£850 pcm**

**ENCLOSED REAR COURTYARD.** Briefly comprises; Spacious Lounge, Dining Room, Galley Style Kitchen and Ground Floor Bathroom. Stairs rise to the First Floor Landing providing access to Bedroom One and Bedroom Two. The property also benefits from enclosed courtyard gardens to both the front and rear, together with on-street parking.



### LOCATION

Connaught Terrace is situated just off Victoria Street, to the south of Lincoln City Centre. The property is conveniently located within walking distance of a range of local amenities including supermarkets, convenience stores, cafés, takeaways and healthcare facilities. Lincoln High Street, Lincoln Central Railway Station and the University of Lincoln are all within easy reach, while regular bus services operate nearby. The property also benefits from convenient access to the A46 bypass, providing road links to Newark, the A1 and the surrounding area.

### ACCOMMODATION

This well presented two bedroom home offers well -proportioned accommodation comprising; Spacious Lounge leading to an Inner Hall, Dining Room, Galley Style Kitchen and Ground Floor Bathroom. Stairs rise to the First Floor Landing providing access to Bedroom One, which benefits from built-in storage and Bedroom Two. An early viewing is recommended to appreciate the accommodation on offer.

### OUTSIDE

To the front of the property there is an enclosed courtyard garden. To the rear there is a further enclosed courtyard with a garden shed providing useful external storage. On-street parking is available nearby.

### 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.

### 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

To be arranged by prior appointment with Mundys.

### 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.

### 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>

- Two Double Bedrooms
- Lounge & Dining Room
- Galley Style Kitchen
- Quiet Street off Newark Road
- Downstairs Bathroom
- Early Viewing Recommended
- Two Double Bedrooms
- Storage to Bedroom One
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)



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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 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.