



## 24 Sobraon Heights, Cambrai Close

Lincoln, LN1 3UL

**£825 pcm**

### **ALLOCATED BARRIER ENTRY PARKING**

The property briefly comprises of an Entrance Hall, Open Plan Living Area and Kitchen, Two Double Bedrooms and a Bathroom with bath and overhead shower. The property also benefits from a secure barrier controlled parking space.



### LOCATION

Cambrai Close is situated just off Burton Road, to the west of the City Centre of Lincoln. The area offers a wide range of local amenities including independent shops, cafés, supermarkets and schooling, all within easy reach. The historic uphill area, including Lincoln Cathedral and Lincoln Castle, is nearby, along with access to Lincoln Railway Station and the wider City Centre.

### ACCOMMODATION

An early viewing of this Second Floor Apartment is highly recommended. The internal accommodation comprises of Two Double Bedrooms and an Open Plan Living arrangement consisting of a Living Area and Kitchen with integrated appliances. The Family Bathroom is fitted with a bath and overhead shower, with additional storage available from a cupboard off the Entrance Hall.

### OUTSIDE

The property benefits from a secure allocated parking space with barrier entry.

### RENT & DEPOSIT

The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190.00.

### 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/additional-fees/>

### VIEWING

Viewings are strictly 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>

- Two Bedroom Apartment
- Popular Uphill Location
- Open Plan Living Space
- Two Double Bedrooms
- Secure Gated Parking
- Early Viewing Recommended
- Electric Storage Heating
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C

