



## 9 Rookery Park

Lincoln, LN6 7BY

**£950 pcm**

**AVAILABLE NOW**

The property briefly comprises of a spacious Living Room with built-in storage leading to a Kitchen Dining Room and downstairs WC. Stairs rise to the First Floor Landing and provide access to Bedroom One, Bedroom Two and the Family Bathroom with Shower Overhead.



## 9 Rookery Park, Lincoln, LN6 7BY

### LOCATION

Rookery Park is situated within a popular residential area to the south west of Lincoln City Centre. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, schooling and leisure facilities. Nearby transport links provide easy access to Lincoln City Centre, Lincoln Central Railway Station and the A46 bypass. The property is also well located for access to Tritton Road retail facilities, business parks and surrounding road networks.

### ACCOMMODATION

This well presented Two Bedroom Home is available now and briefly comprises of a spacious Lounge with built-in storage leading to a Dining Kitchen and downstairs WC, with access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom with Shower Overhead. An early viewing is recommended to appreciate the accommodation on offer.

### OUTSIDE

The property benefits from an allocated parking space to the front together with an enclosed rear garden.

### RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

### 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/>

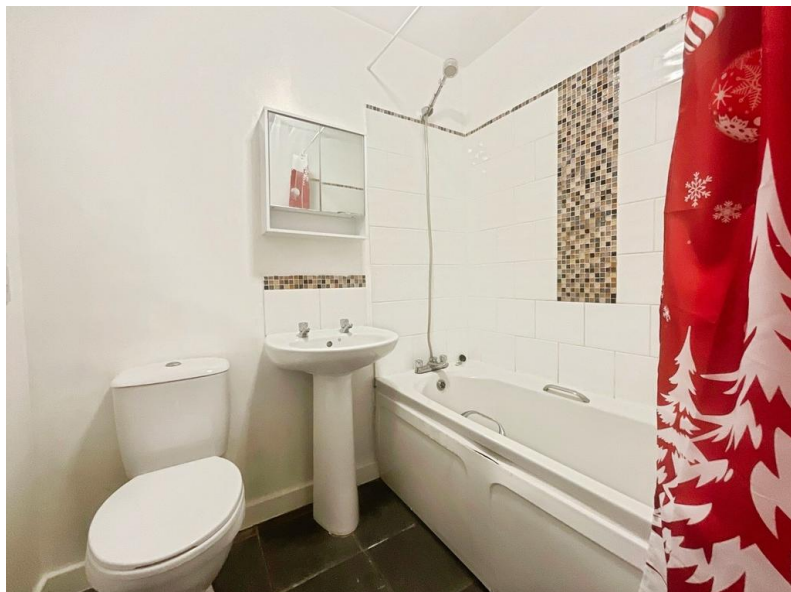
### VIEWINGS

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>

- Modern Two Bedroom House
- Popular South City Location
- Allocated Parking to Front
- Spacious Kitchen Diner
- Two Double Bedrooms
- Enclosed Rear Garden and Patio
- Property Available Now
- Early Viewing Recommended
- EPC Energy Rating - To follow
- Council Tax Band - A (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.

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