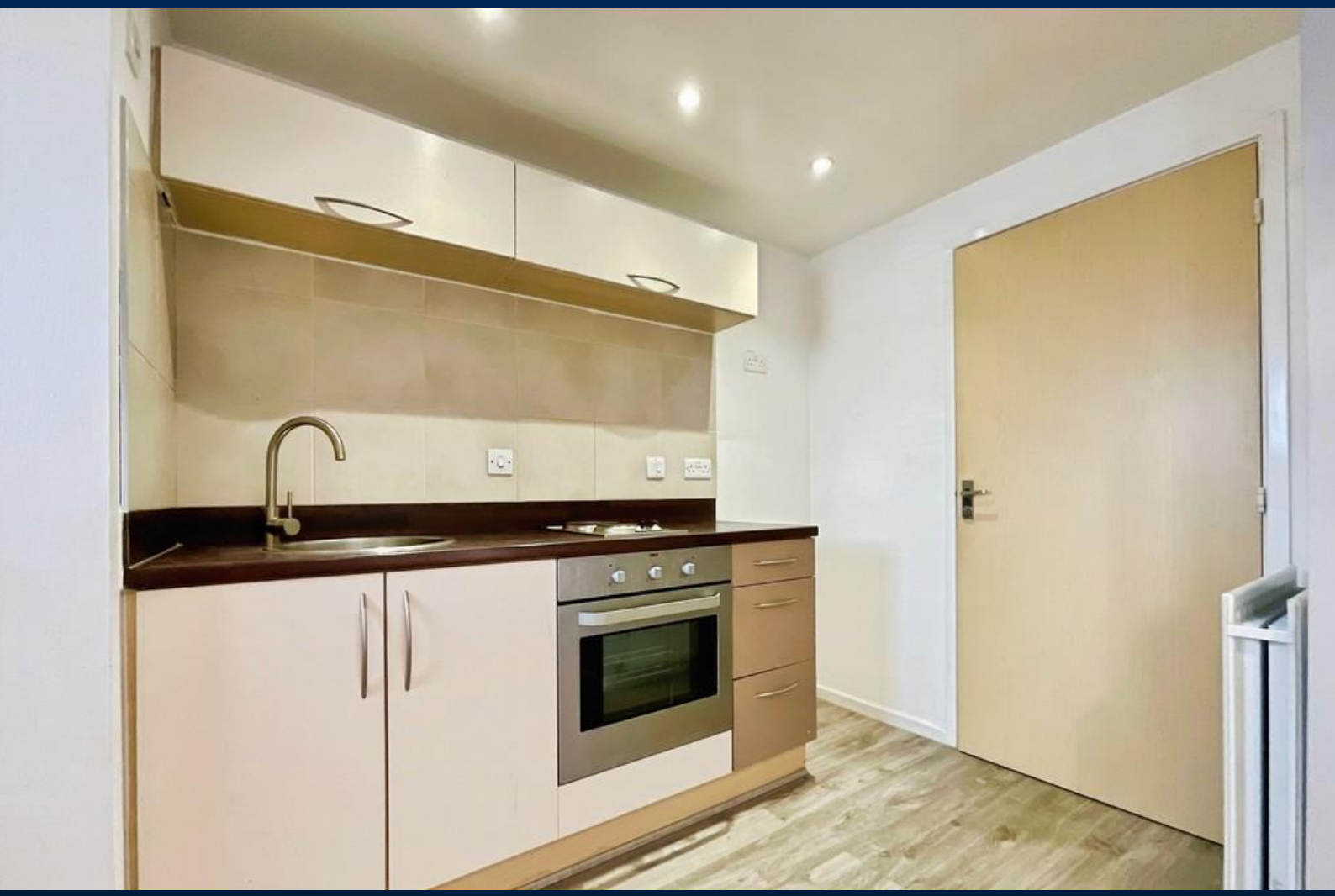

6 Howe Court

Lincoln, LN2 4DU

£725 pcm

ALLOCATED PARKING – ONE DOUBLE BEDROOM

The property briefly comprises of an Open Plan Living Area and Kitchen on entry, leading to a Double Bedroom with wardrobe space and a Shower Room with plumbing for a washing machine. There is a fixed utility charge of £145.00 per calendar month to include Gas, Electric and Water.

Howe Court, Lincoln, LN2 4DU

LOCATION
Howe Court is situated within a residential area to the North East of Lincoln City Centre. The location provides convenient access to a range of local amenities, schooling and public transport links. Lincoln City Centre, along with the Cathedral Quarter and Lincoln County Hospital, are easily accessible, making this a practical location for city living.

ACCOMMODATION
This well presented One Bedroom Apartment offers accommodation comprising of an Open Plan Lounge and Kitchen, Double Bedroom with built-in wardrobe space and a Shower Room with a cupboard housing plumbing for a washing machine. A fixed utility charge of £145.00pcm (Gas, Electric and Water) is payable in addition to the monthly rent.

OUTSIDE
To the front of the property there is one allocated parking space.

RENT AND DEPOSIT
The asking Rent for the property is £725.00 per calendar month and the Tenancy Deposit is £855.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £165.00.

TENANCY TERM
The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

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

- One Double Bedroom
- One Allocated Parking Space
- Open Plan Living Kitchen
- Shower Room - off Kitchen
- Wardrobe Space to Bedroom
- Property Available Now
- Fixed Utility Cost - £145pcm
- Popular Residential Development
- Energy Rating - C
- 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