



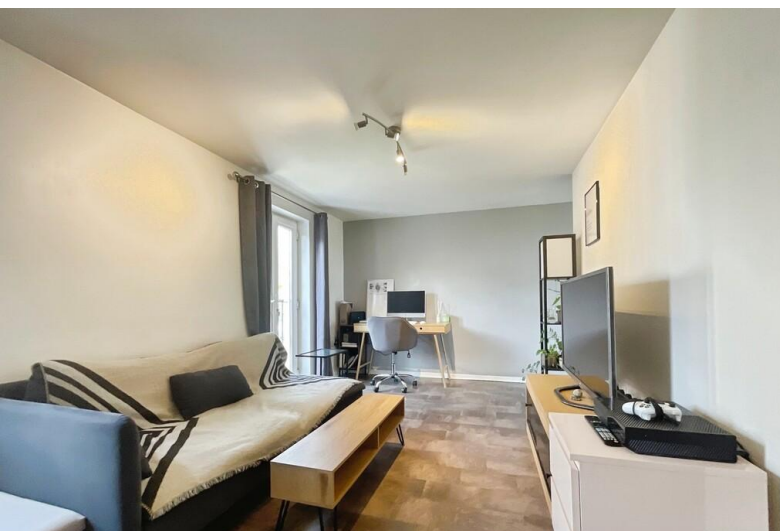
7 Warren Court

Lincoln, LN2 4GQ

£725 pcm

ONE PARKING SPACE!

The internal accommodation briefly comprises of an Open Plan Living Area, fitted Kitchen with white goods, Double Bedroom with integral storage and a Shower Room. A monthly fixed utility charge of £101.68 is payable in addition to the rent to cover Gas, Electricity and Water.



LOCATION

Warren Court is situated north of Lincoln City Centre in a well connected residential area. The property is within walking distance of Lincoln County Hospital, approximately a 15- minute walk and Lincoln Arboretum, around 10 minutes on foot. Local amenities including shops, cafes and supermarkets are easily accessible. The area benefits from good transport links via the nearby A46 bypass and frequent bus routes into the City Centre.

ACCOMMODATION

Modern One Bedroom Apartment where an early viewing is highly recommended, briefly comprising of an Open Plan Living Area, fitted Kitchen with white goods, Double Bedroom with integral storage and a Shower Room with a Utility Area, including a freestanding washing machine.

OUTSIDE

The property also benefits from an allocated Parking Space.

RENT AND DEPOSIT

The asking Rent for the property is £725.00 per calendar month and the Tenancy Deposit is £835.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £165.00.

A monthly fixed utility charge of £101.68 is payable in addition to the monthly rent to cover Gas, Water and Electricity.

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>

- One Bedroom Apartment
- Open Plan Kitchen Lounge
- Modern Shower Room
- Allocated Parking Space
- Fixed Utility Cost of £101.68
- Washing Machine Included
- Close to Local Amenities
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C
- Gas Central Heating.



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.