



Flat 1, Rix Bathrooms, 347 High Street Lincoln, LN5 7BN

£1,100 pcm

TWO BEDROOMS, TWO BATHROOMS!

Briefly comprises an Entrance Hall, Open Plan Lounge and Kitchen, Bedroom One with En-suite Bathroom with Shower Overhead, Bedroom Two and Family Shower Room. No parking is included with the apartment.



LOCATION

Located on High Street, the apartment is situated within Lincoln City Centre, providing access to a wide range of shops, restaurants, bars, leisure facilities and everyday amenities. The property is also close to the historic Cathedral Quarter, with Lincoln Cathedral and Lincoln Castle located nearby. Lincoln Central Railway Station and the city's bus station are also located within the City Centre, providing rail and bus connections to surrounding areas.

ACCOMMODATION

This well presented Two Double Bedroom Apartment offers accommodation comprising an Entrance Hall leading to an Open Plan Lounge and Kitchen, Two Double Bedrooms with Bedroom One benefiting from an En-suite Bathroom with Shower overhead, together with a further Shower Room. The apartment is accessed via a Communal Entrance Hall and is situated on the second floor. An early viewing is highly recommended.

OUTSIDE

There is no outside space or parking included with the apartment. The property is accessed via a communal entrance hall and is situated on the second floor.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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>

- Two Double Bedrooms
- Two Bathrooms - One En-suite
- Popular City Centre Location
- Open Plan Lounge & Kitchen
- Gas Central Heating
- High Specification Finish
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

