



Apartment 36 Cathedral Heights, Chichester Road

Bracebridge Heath, Lincoln, LN4 2FE

£895 pcm

FULLY FURNISHED - ALLOCATED PARKING

This Two Double Bedroom apartment briefly comprises of an Open Plan Lounge and Kitchen, two Double Bedrooms and a Bathroom fitted with a bath and separate shower. The property also benefits from communal grounds and an allocated parking space.



LOCATION

Cathedral Heights is situated within Bracebridge Heath, positioned to the south of Lincoln. The area offers a range of local amenities including supermarkets, shops, cafés and schooling, along with regular bus services into Lincoln city centre. The property is also well placed for access to the A15 and A46, providing convenient road links to Lincoln, Sleaford and the surrounding areas, while also being within easy reach of open countryside and local walking routes.

ACCOMMODATION

This fully furnished Two Bedroom Apartment is available now and an early viewing is highly recommended. The internal accommodation comprises of an Entrance Hall leading to built-in storage, Two Double Bedrooms and the Family Bathroom which is fitted with both a bath and separate shower. The Open Plan Living Accommodation provides a Lounge and separate Kitchen area. Please note the apartment is accessed via a communal stairway, with a further two steps leading into the Living Area.

OUTSIDE

Communal grounds are located to the front and rear of the building. The property also benefits from one allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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>

- Balcony to Front of the Building
- Two Double Bedrooms
- Wardrobes to Bedroom One
- Bathroom with Bath & Shower
- One Allocated Parking Space
- Open Plan Living Area & Kitchen
- Property Fully Furnished
- Gas Central Heating
- EPC Energy Rating - C
- Council Tax Band - C (North Kesteven District Council)

