



3B St. Pauls Lane

Lincoln, LN1 3AL

£750 pcm

APARTMENT AVAILABLE NOW

Spacious One Bedroom Apartment located in the heart of the Bailgate. The property briefly comprises of a Shower Room, Double Bedroom, fitted Kitchen Diner and a large Lounge. The property also benefits from communal washing facilities and secure entry.



LOCATION

St Pauls Lane is situated within the Bailgate area of Lincoln, just off Eastgate. The property is within close proximity to a range of local amenities including independent shops, cafes, restaurants and public houses. Lincoln Cathedral and Lincoln Castle are both nearby, along with further facilities available within Lincoln City Centre including retail outlets, leisure amenities and Lincoln Central railway station.

ACCOMMODATION

Accessed via a communal Entrance Hall and stairway, the internal accommodation briefly comprises of; spacious Lounge, fitted Kitchen Diner with appliances including a fridge and microwave, One Double Bedroom and a modern Shower Room. The property also benefits from communal washing facilities within the entrance hall, a secure storage cupboard and a telephone entry system.

OUTSIDE

Secure telephone entry system. Please note there is no allocated parking with the property.

RENT & DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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/>

VIEWING

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 Bedroom Apartment
- Heart of the Bailgate & Cathedral Quarter
- Spacious Lounge
- Fitted Kitchen with Appliances
- Modern Shower Room
- Immaculate Condition
- Gas Central Heating
- Viewing Highly Recommended
- EPC 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 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.