



## Flat 3, 17-18 Hungate

Lincoln, LN1 1ES

**£1,100 pcm**

### **INTERNET INCLUDED - WALK IN WARDROBE**

This newly converted Apartment briefly comprises of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen with built-in appliances, Double Bedroom with walk in dressing area complete with mirrors, newly fitted Shower Room and a Utility / Storage Room with washing machine included. Parking is available on street, with residents permit options available.



## Hungate, Lincoln, LN1 1ES

### LOCATION

17-18 Hungate is situated in the heart of Lincoln City Centre, within the historic Cathedral Quarter. The property is ideally placed for access to Lincoln Cathedral, the Castle, Steep Hill and a wide range of independent shops, cafés, restaurants and bars. Lincoln High Street, the Brayford Waterfront and public transport links are all within easy walking distance, making this a convenient location for city living with amenities close at hand.

### ACCOMMODATION

Available now, this One Double Bedroom Apartment has been fully renovated throughout and forms part of a converted development created from two former terraced homes. The building benefits from modern conveniences including a high specification telephone entry system with CCTV recording and key coded access linked directly to the individual apartment, along with superfast 1000mb/s internet included within the monthly rent. Internally, the accommodation comprises of an Entrance Hall leading to Bedroom One with a walk in dressing area complete with mirror, a Utility/ Storage Room with washer dryer, an Open Plan Living Area and Kitchen fitted with appliances including a dishwasher and fridge freezer and a Shower Room. The finish has been carefully designed to provide a high standard of City Centre living throughout.

### OUTSIDE

There is no allocated parking included with the apartment, however residents are eligible for on street permit parking. Additional parking can be found at nearby NCP car parks to the front and rear of the building.

### 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.

### 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/>

### 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
- Open Plan Living and Kitchen
- Kitchen with built in Appliances
- Parking - Street Permit Available
- Apartment Available Now
- Newly Fitted Shower Room
- Walk in Wardrobe to Bedroom
- Internet Included - Modem Entry System
- EPC Energy Rating - D
- Council Tax Band - TBC (Lincoln City Council)



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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.

