



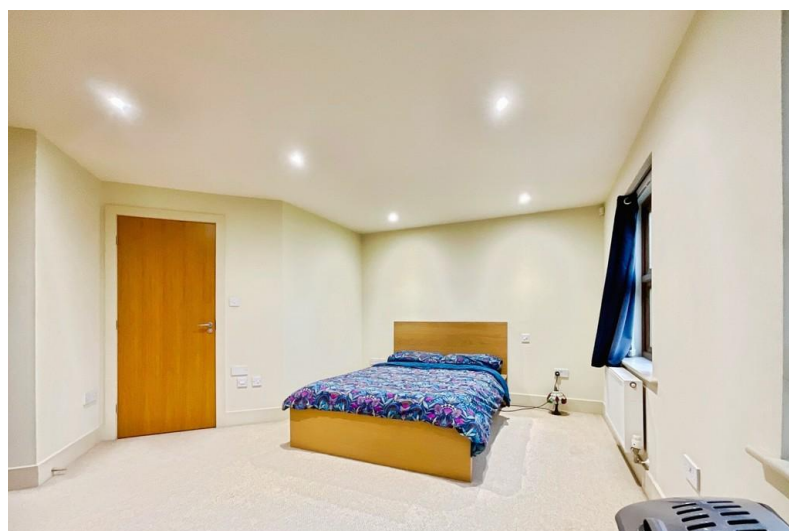
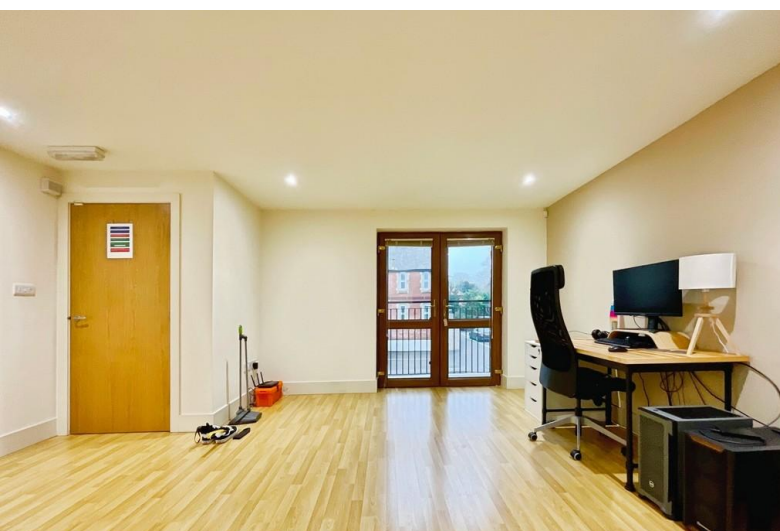
## Flat 3 Friars Hall, Greetwell Close

Lincoln, LN2 4FG

**£895 pcm**

### **ALLOCATED PARKING - POPULAR LOCATION**

The property briefly comprises of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen, with a further landing area providing access to a Storage/Utility Cupboard and One Double Bedroom with built-in wardrobes and En-suite Bathroom fitted with a bath with overhead shower. The property benefits from one allocated parking space to the rear of the building.



## LOCATION

Friars Hall is situated to the North East of Lincoln City Centre, in a well established residential area close to Lincoln County Hospital, making it particularly convenient for hospital staff. The property is also well positioned for access to a range of local amenities, including shops and services along Greetwell Road, with regular public transport links into the City Centre. Road links provide easy access to the A15 and surrounding areas, with Lincoln City Centre offering a wider range of shopping, dining and leisure facilities nearby.

## ACCOMMODATION

A spacious One Double Bedroom Second Floor Apartment, available to view immediately. The internal accommodation comprises of an Entrance Porch leading to an Open Plan Living Accommodation and Kitchen with freestanding fridge freezer. Off the Landing there is a Utility Cupboard housing a washing machine and dryer. Further access leads to the Double Bedroom with built-in wardrobes and En-suite Bathroom fitted with a bath with overhead shower.

## OUTSIDE

To the rear of the building there is one allocated parking space. There is no further outside 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.

## 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 Allocated Parking Space
- One Double Bedroom
- Built in Wardrobes to Bedroom One
- En-suite Bathroom with Overhead Shower
- Open Plan Living Accomodation
- Popular Uphill Location
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

