



3 Priory House, St. Catherines

Lincoln, LN5 8LP

£750 pcm

ALLOCATED PARKING SPACE

This is a Ground Floor One Bedroom City Apartment with fantastic views over the South Common. The property has internal accommodation to comprise of a Communal Entrance Area, Inner Hallway, Bedroom, Bathroom and Open Plan Living Kitchen.



LOCATION

Priory House is situated within the St Catherine's area of Lincoln, overlooking the South Common, a popular open green space used for walking and outdoor recreation. The location provides easy access to Lincoln city centre, with Lincoln High Street, the railway station and a wide range of shops, cafés and restaurants all within comfortable reach. St Catherine's itself offers a variety of local amenities including convenience stores, public houses and takeaways, while excellent road links nearby provide access to the A15 and surrounding areas.

ACCOMMODATION

This modern Ground Floor Apartment offers well presented accommodation comprising of a secured Communal Entrance, Inner Hallway, Open Plan Living Kitchen with integral washing machine, double Bedroom with additional wardrobe space, and a Family Bathroom fitted with a bath and shower overhead.

OUTSIDE

The apartment is accessed via a communal entrance hall. Whilst there is no private outside space with the apartment, it benefits from one allocated parking space.

RENT AND 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/>

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>

- Ground Floor Apartment
- Close to City Centre
- Allocated Parking Space
- Open Plan Kitchen Lounge
- One Double Bedroom
- Modern Bathroom with shower
- Viewing Highly Recommended
- Gas Central Heating
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

