



3 Gage Court

Lincoln, LN2 4BG

£725 pcm

ALLOCATED PARKING!

The property briefly comprises an Open Plan Living Accommodation with Lounge area, Bathroom, Utility Area and a Double Bedroom with built-in wardrobes. Please note there is a fixed utility charge of £144.19 per calendar month, which covers Gas, Electricity and Water.



LOCATION

Gage Court is situated within a residential area to the North East of Lincoln City Centre. The location provides convenient access to a range of local amenities, schooling and public transport links. Lincoln City Centre, along with the Cathedral Quarter and Lincoln County Hospital, are easily accessible, making this a practical location for city living.

ACCOMMODATION

The internal accommodation briefly comprises an Open Plan Living Accommodation with Kitchen fitted with a freestanding fridge freezer, leading to a Bathroom with shower and Utility Area. The Bedroom is double in size and benefits from built-in wardrobe space.

OUTSIDE

One allocated parking space is provided to the front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £725.00 per calendar month and the Tenancy Deposit is £835.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £165.00

Fixed Utility Charge to Cover Gas, Electric & Water - £144.19pcm.

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>

- One Double Bedroom
- Open Plan Living Accommodation
- Modern Shower Room
- Allocated Parking Space
- Popular Location
- Fixed Utility Charge £144.19 PCM
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

