



8 Hope Street

Lincoln, LN5 7UJ

£850 pcm

NEWLY DECORATED WITH NEW FLOORING

The property briefly comprises of a Lounge, Dining Kitchen, Utility Room and Downstairs Bathroom with overhead shower. Stairs rise to the First Floor Landing providing access to Bedroom One with Office / Dressing Room and Bedroom Two. The property also benefits from an enclosed courtyard to the rear and on street permit parking in the area.



LOCATION

Hope Street is located to the South of the City Centre of Lincoln, within a well established residential area. The property is within easy reach of local amenities including supermarkets, convenience stores and schooling, along with regular bus routes into the City Centre. The High Street and Lincoln Railway Station are also easily accessible, providing further shopping, leisure and transport links.

ACCOMMODATION

Having been newly decorated throughout with new flooring, this home is presented in excellent condition and an early viewing is highly recommended. The internal accommodation comprises of a Lounge leading to a spacious Dining Kitchen, Utility Room and a Downstairs Bathroom with overhead shower. Stairs rise to the First Floor Landing providing access to Bedroom One, which benefits from a separate room ideal for use as a Dressing Room, Office or additional storage, and Bedroom Two which has built-in wardrobes.

OUTSIDE

There is an enclosed courtyard to the rear of the property. Onstreet permit parking is available in the area.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/>

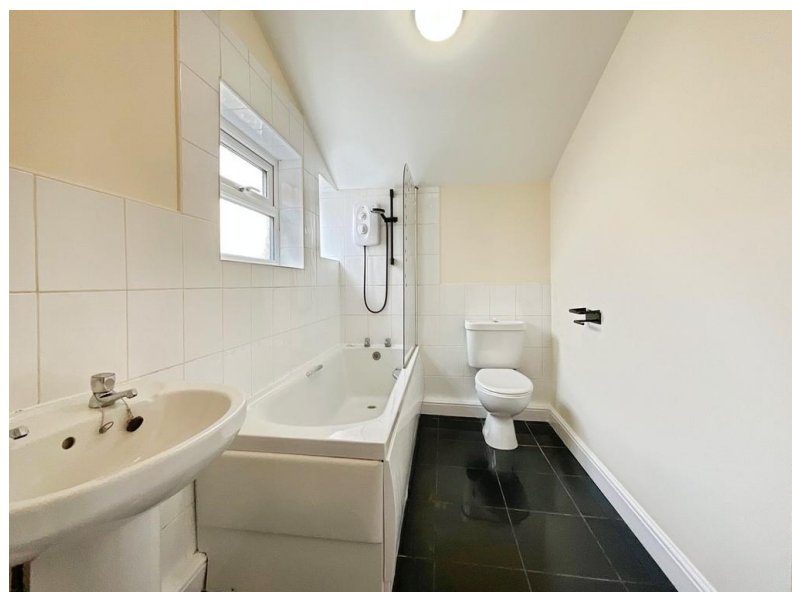
VIEWINGS

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>

- On Street Permit Parking
- Enclosed Courtyard to the Rear
- Two Double Bedrooms
- Dressing Room / Office to Bedroom One
- Spacious Kitchen Dining Room
- Newly Decorated Throughout
- New Flooring Throughout
- Property Available Now
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.