



## 60 Blackfriars Road

Lincoln, LN2 4WS

**£1,100 pcm**

Situated in a desirable uphill location, just off the popular Carlton Centre, this modern End-Terrace Townhouse offers flexible and spacious living across three floors. The accommodation comprises of Entrance Hall, Utility Room, open-plan Kitchen/Dining/Living space, three well proportioned Bedrooms, an optional fourth Bedroom or a second Reception Room, an En-suite Shower Room, a Family Bathroom and useful storage throughout. The property also benefits from a private rear garden, driveway parking and a single garage.



### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

### ACCOMMODATION

The accommodation comprises of Entrance Hall, Utility Room, open-plan Kitchen/Dining/Living space with French doors to the Gardens, three well-proportioned Bedrooms, an optional fourth Bedroom or second Reception Room, an En-suite Shower Room, a Family Bathroom with Shower and useful storage throughout.

### OUTSIDE

The property also benefits from a fully enclosed rear garden with patio and lawned area. There is a driveway to the side of the property providing off-road parking and leading to a single garage.

### 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, 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.

- Flexible layout with Three Double Bedrooms / Optional 4th Bedroom.
- Sociable open-plan Kitchen, Dining and Living space.
- Separate Ground Floor Utility Room.
- Master Bedroom With En-suite Shower Room.
- Family Bathroom with Shower over bath.
- Private Rear Garden with Patio, Decking and Lawn.
- Driveway and Single Garage.
- EPC Energy Rating - C.
- Council Tax Band - C (Lincoln City Council).
- Gas Central Heating.

