



## Flat 7 Beech Court, Beech Street

Lincoln, LN5 8QR

**£825 pcm**

### **SECURE ALLOCATED GATED ENTRY & PARKING**

The apartment briefly comprises of an Entrance Hall with storage cupboard, Open Plan Lounge / Kitchen, Bedroom One and Bedroom Two, both with built-in wardrobes and a Bathroom fitted with a bath and shower overhead.



### LOCATION

Beech Court is situated on Beech Street, just off the High Street, to the south of Lincoln city centre. The property is within close proximity to a wide range of amenities including supermarkets, convenience stores, restaurants and takeaways. Lincoln city centre is within walking distance, offering further retail, leisure and hospitality options, along with Lincoln Central railway station providing transport links to surrounding areas.

### ACCOMMODATION

This apartment is available now and early viewing is highly recommended. The internal accommodation, accessed via a Communal Hall and Stairway, comprises of an Entrance Hall with built-in storage, Bedroom One and Bedroom Two, both being double rooms with built-in wardrobes, a Family Bathroom fitted with a shower over the bath and an Open Plan Living accommodation with Kitchen which includes a freestanding washing machine.

### OUTSIDE

Secure gated entry providing access to the development, with communal gardens and an allocated parking space.

### RENT AND DEPOSIT

The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190.00.

### 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>

- Secured Allocated Gated Entry
- Two Double Bedrooms
- Open Plan Lounge / Kitchen
- Gated Allocated Parking
- Bathroom with Overhead Shower
- Built-in Wardrobes to Bedrooms
- 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 are 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.