



## Room 1, 18 Abbot Street

Lincoln, LN5 7SN

**£85 pw**

ALL BILLS INCLUDED - Double Room on the Ground Floor in a professional house share close to the City. The property briefly comprises of Communal Lounge, Communal Kitchen, Communal Bathroom, Communal Shower Room and a Double Bedroom.



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### ACCOMMODATION

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### 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 Bishop Grosseteste University.

### OUTSIDE

There is a Communal Garden / Courtyard for the use of all the occupiers

### RENT AND DEPOSIT

The asking Rent for the property is £85 per week and the Tenancy Deposit is £350.

### 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/>.



- Double Room in Professional House Share
- Fully Furnished
- Communal Kitchen, Bathroom & Lounge
- Communal Garden
- Modern Interior
- Four Other Bedrooms
- Room Available Immediately
- EPC Energy Rating – D
- Council Tax Band – A

Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

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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.

