



## Bailgate , Lincoln, LN1 3AR

**£795 pcm**

This is a beautifully positioned Two Bedroom Apartment in the heart of the Bailgate. The property briefly comprises of Private Entrance, fitted Kitchen opening out to a Roof Terrace with stunning views of the Cathedral, Lounge and Bathroom to the first floor. To the second floor are two Double Bedrooms. There is a fixed water charge of £30 pcm in addition to the rent.



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### LOCATION

The property is situated in the heart of the extremely sought after Bailgate area of the City which is within walking distance to the Cathedral. The property is served by a large range of local amenities, including shops, schools and leisure facilities.

### ACCOMMODATION

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### OUTSIDE

The apartment is situated above a shop with side access to the property, located at the rear. There is a small area of outside space off the Kitchen overlooking the Cathedral.

### RENT AND DEPOSIT

Rent £795.00 Per Calendar Month, Deposit £915.00

### 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/>

### VIEWING

By prior appointment through Mundys.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.



- Two Bedroom Apartment
- Prime Bailgate Position
- Stunning Roof Terrace
- Modern Kitchen
- Separate Lounge
- Fixed Water Charge - £30 pcm
- Council Tax Band - A
- EPC Energy Rating - C
- No Allocated Parking
- Sorry, No Pets

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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.

