



Park Lane

Burton Waters, Lincoln, LN1 2WP

£895 pcm

New Home for Christmas! A well presented 2 Bedroom Home, located within the desirable marina development of Burton Waters. The property benefits from 24hr gated security, open plan Lounge - Dining room, fitted Kitchen, Two Bedrooms Balcony, Waterside Garden & Garage. Viewing is highly recommended to appreciate the standard of accommodation on offer.



LOCATION

The property is located within the desirable Marina Development of Burton Waters. Located to the west of the Cathedral City of Lincoln the property benefits from easy access to the A57 and A46. The property benefits from 24 hour Gated Security and has good access to a range of local amenities.

ACCOMMODATION

The property boasts well-presented internal accommodation briefly comprising: Entrance Hall, WC, Kitchen with integrated fridge freezer & dishwasher, Open Plan Lounge- Dining Room with patio doors leading to the rear Garden. Stairs & Landing, Bedroom 1 with Balcony off, Bedroom 2 and Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from a driveway and Garage providing parking for two vehicles. The waterside rear Garden is principally laid to lawn with a paved seating area.

RENT AND DEPOSIT

The asking Rent for the property is £895 PCM. The Tenancy Deposit is £1030/ equal to 5 weeks Rent.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

VIEWING

By prior appointment through Mundys.

CHARGES TO TENANTS

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/>

- **2 Bedroom Townhouse**
- **Desirable Marina Development**
- **24 Hour Gated Security**
- **Driveway & Garage**
- **Garden & Balcony**
- **Open Plan Lounge-Dining Room**
- **WC and Family Bathroom**
- **Fitted Kitchen with Integrated Appliances**
- **Council Tax Band B**
- **EPC Rating D**



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.