



40 Flaxley Road

Lincoln, LN2 4GL

£650 pcm

This is a One Bedroom Coach House located in the area of Carlton Boulevard to the East of Lincoln. The property briefly comprises; Entrance Hall, Stairs to First Floor Living Accommodation; Spacious Lounge, Kitchen with Appliances & Double Bedroom with Built in Wardrobes. The property also benefits Allocated Parking & Front Patio Area.



ACCOMMODATION

The accommodation comprises; Private Entrance Hall, Stairs to First Floor Living Accommodation; Spacious Lounge, Kitchen with Appliances & Double Bedroom with Built in Wardrobes. Also with Allocated Parking & Front Patio Area.

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 College.

OUTSIDE

Allocated Parking to the rear & Front Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £650 per calendar month and the Tenancy Deposit is £750(equal to 5 weeks' rent).

Holding Deposit £150

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.

TENANCY TERM

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

- Double Bedroom
- Bathroom with Shower Overhead
- Spacious Lounge
- Kitchen with Appliances
- Allocated Parking
- Front Patio Area.
- EPC Energy Rating - D
- Council Tax Band – A (Lincoln City Council)
- Sorry, No Pets



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.