



## Flat 6, 256 High Street

Lincoln, LN2 1HW

**£1,100 pcm**

This is a luxurious Fully Furnished, two bedroomed apartment located in the heart of the City Centre. The contemporary property has accommodation briefly comprising; Entrance Hall, Lounge with sofas, fully fitted Kitchen diner with high end appliances, Bed room 1 with bed and built-in wardrobes and the master Bedroom with bed, wardrobes & En-suite Shower Room leading out on to a highly sought after spacious roof terrace.



### ACCOMMODATION

The stunning property briefly comprises secured entry to communal stairwell, private Entrance Hall leading to; Lounge with sofas, fully fitted Kitchen diner with high end appliances, Bedroom 1 with bed and built-in wardrobes and the master Bedroom with bed, wardrobes & En-suite Shower Room leading out on to a highly sought after spacious roof terrace.

### LOCATION

The property is in the heart of the City Centre within walking distance to Lincoln University and is surrounded by many local amenities. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and Lincoln County Hospital within easy reach.

### RENT AND DEPOSIT

Rent £1100.00 Per Calendar Month, Deposit £1265.00  
Parking By Negotiation

### 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/>

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### OUTSIDE

The property boasts a superb Outside Terrace off the master bedroom. Parking is available by negotiation.

- Luxury Two Bedroom Apartment
- City Centre Location
- Fully Furnished
- Parking Space Available by Negotiation
- High End Interior
- Large Roof Terrace
- Energy Rating
- Council Tax Band
- Sorry, No Pets

