



Pitcairn Avenue

Lincoln, LN2 4FT

£725 pcm

FIXED UTILITY COST - ALLOCATED PARKING. Property briefly comprises of Entrance Hall, Bedroom One, Bedroom Two, Shower Room, Storage Cupboard/Utility Cupboard. Stairs to First Floor Open Plan Living Accommodation / Dining Room and Kitchen. Property can be furnished or unfurnished. Fixed Utility Cost of £250.12 pcm to cover Gas, Electric and Water.



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.

ACCOMMODATION

Property briefly comprises of Entrance Hall, Bedroom One, Bedroom Two, Shower Room, Storage Cupboard/ Utility Cupboard. Stairs to First Floor Open Plan Living Accommodation / Dining Room and Kitchen. Property can be furnished or unfurnished. Fixed Utility Cost of £250.12 pcm to cover Gas, Electric and Water.

OUTSIDE

One Allocated Parking Space.

RENT AND DEPOSIT

Rent £725.00 Per Calendar Month, Deposit £835.00.

There is a fixed utility cost of £250.12 per month to cover Gas, Electric and Water.

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/>

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

- **One Bedroom Apartment**
- **Available Now**
- **Close to Hospital**
- **Open Plan Living Accommodation**
- **Allocated Parking**
- **Fixed Utility Cost - £250.12 pcm**
- **EPC Energy Rating - D**
- **Council Tax Band - A (Lincoln City Council)**
- **Sorry, No Pets**

