



34 Arboretum Avenue

Lincoln, LN2 5JE

£750pcm

AVAILABLE NOW! Early viewing of this spacious property is recommended. The property provides well presented internal accommodation including: Bay Fronted Lounge, Dining Room, Kitchen, Stairs and First Floor Landing leading to Bay fronted Bedroom, Bedroom 3, Bathroom and Stairs leading to Bedroom 2.



LOCATION

The property is situated to the east of the Cathedral City of Lincoln. The property provides easy access to Lincoln City Centre, Lincoln County Hospital and the Cathedral Quarter. The property has easy access to a full range of services including shops, schools, leisure facilities and supermarkets.

ACCOMMODATION

The internal accommodation briefly comprises of bay fronted Lounge with feature fireplace, Dining Room with under stairs storage cupboard, Kitchen with door leading to the rear yard and Stairs and First Floor Landing leading to Bedroom 1 with bay window to the front elevation, Bedroom 3 and Family Bathroom. Stairs leading to the Second Floor give access to Bedroom 2. The property also benefits from gas central heating and UPVC double glazing.

OUTSIDE

The property has a small front forecourt and an enclosed rear yard. On street parking is available within the local area and a residence permit parking scheme is also applicable to this location.

RENT AND DEPOSIT

The asking Rent for the property is £750 per calendar month and the Tenancy Deposit is £865 (equal to 5 weeks' rent).

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.

- Available Now
- Flexible Accommodation Across 3 Floors
- Well Presented, Spacious Accommodation
- East City Location
- Lounge & Dining Room
- First Floor Bathroom
- 3 Bedrooms
- Viewing Recommended
- EPC energy Rating - E
- Council Tax Band - A (Lincoln City Council)

