



19 Pitcairn Avenue

Lincoln, LN2 4FT

£725 pcm

AVAILABLE NOW, VIEWING RECOMMENDED! A well-presented two bedroomed duplex apartment situated in a desirable position to the north of the Cathedral City of Lincoln. This modern property boasts two Bedrooms, Shower Room and Open Plan Living/Dining Area with Kitchen off. The property also benefits from off road parking and provides excellent access to Lincoln County Hospital, A46 and Lincoln City Centre.



LOCATION

The property is situated to the north of the Cathedral and University City of Lincoln, within an established residential area. The property provides convenient access to the Lincoln County Hospital, Lincoln City Centre and the A46 bypass. The property is well served by a range of local amenities including shops, schools and leisure facilities and super markets.

ACCOMMODATION

This well-presented duplex apartment is situated on the first and second floor and provides internal accommodation to briefly comprise of Entrance Hall with under stairs Storage/Utility cupboard, Bedroom 1, Bedroom 2 and Shower Room/WC combined. Stairs leading to second floor with Open Plan Living/Dining Room and fitted Kitchen off. The property benefits from gas fired central heating and double glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from a single allocated parking space situated within a communal parking area.

RENT AND DEPOSIT

The asking Rent for the property is £725 per calendar month and the Tenancy Deposit is £835 (equal to 5 weeks' rent).

There is a fixed utility charge payable in addition to the month rent.

Fixed Utility Charge - £199pcm
(Covers Water, Gas and Electricity Charges)

Council tax is payable to the local authority in the normal way.

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
- Two Bedrooms
- Open Plan Living - Dining Area
- Duplex Apartment
- Desirable Location
- Off Street Parking
- Fixed Utility Charge of £199PCM
- Viewing Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - To Follow



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.