



## 72 Roman Wharf

Lincoln, LN1 1SR

**£1,100 pcm**

HIGH SPECIFICATION FINISH - Property briefly comprises of Entrance Hall, Lounge, Dining Kitchen, Conservator, Stairs to First Floor Landing of Bedroom One, Bedroom Two and Bathroom with Bath and Shower Overhead. Rear Courtyard and a Driveway to the front.



## Roman Wharf, Lincoln, LN1 1SR

### LOCATION

Set off Carholme Road only a short walk from Lincoln City Centre. 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

Completed to the highest of standards, the internal accommodation comprises of Entrance Hall, Lounge with Electric Fireplace, Modern Fitted Kitchen Diner & Conservatory. Upstairs there is a Modern Fitted Bathroom with Bath and Shower Overhead and two Bedrooms. Bedroom One has a separate south facing snug area and a balcony.

### OUTSIDE

Enclosed Rear Courtyard and Driveway to the Front.

### RENT AND DEPOSIT

The asking Rent for the property is £1,100 per calendar month and the Tenancy Deposit is £1,265 (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.

- High Specification Finish
- Modern Kitchen Dining Room
- Enclosed Rear Courtyard
- Bedroom with Snug Area
- Balcony off Bedroom One
- Driveway to the Front
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)



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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.

