



20 Venables Way

Lincoln, LN2 4WN

£625 pcm

A Two Bedroom first floor Apartment in a desirable residential area to the North of the City. The internal accommodation briefly comprises; Entrance Hall, Open Plan Living Area with Kitchen and Balcony off, Master Bedroom, Bedroom Two and Family Bathroom. Viewing is highly recommended.



ACCOMMODATION

A well presented property benefiting from new flooring and redecoration. A communal hallway and stairwell leads to; Private Entrance Hall with built in storage cupboard, Open Plan Living Room with Kitchen Area and Balcony off, Master bedroom with built in wardrobes, Bedroom two with built in wardrobes & Family Bathroom.

LOCATION

The property is situated within a desirable residential area situated to the North of the Cathedral City of Lincoln. The property has easy access to a good range of local amenities including; shops schools, supermarkets and leisure facilities and is in a close proximity to Lincoln County Hospital.

OUTSIDE

The property has off street, allocated parking for two cars. A Juliet balcony is present to the front of the property.

VIEWING

Strictly via prior appointment through Mundys.

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/help/lettings-fees-information-for-tenants/>

RENT AND DEPOSIT

Rent £625.00 Per Calendar Month, Deposit £720.00

- Two Bedroom First Floor Apartment
- Allocated Parking for Two Cars
- Fridge Freezer & Washing Machine
- Open Plan Living Area
- Built in Storage Cupboards to Both Bedrooms
- Gas Central heating & UPVC Double Glazing
- Sorry, No Pets
- Council Tax Band - B
- EPC Energy Rating - B



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.