



## Apartment 12 Canwick Villa, South Park

Lincoln, LN5 8ES

**£875 pcm**

This well presented second floor luxury apartment boasts internal accommodation including; Open Plan Lounge - Diner and Kitchen, 2 Double Bedrooms, Family Bathroom & En-Suite Shower Room. The property also benefits from Allocated Parking. Viewing is recommended!



## Apartment 12 Canwick Villa, South Park, Lincoln, LN5 8ES

### LOCATION

Canwick Villa is located to the South of the Cathedral City of Lincoln, overlooking the South common. This quiet, city location is adjacent to the South Common and is only a short walk from Lincoln City centre, Lincoln's train and bus stations. The property benefits from good access to a full range of local amenities including; shops, schools, supermarkets and leisure facilities. A full range of services and facilities are available in Lincoln City Centre.

### CANWICK VILLA

Canwick Villa is a Development of 14 Apartments, benefitting from views across Lincoln and Lincoln South Common. The properties benefit from communal Parking, communal Entrance Hall with Stairwell with Lift and Secure Video Entry System.

### ACCOMMODATION

This is a two Bedroom, second floor executive apartment comprising; Entrance Hall, with storage cupboard off, Open Plan Lounge - Diner with Fitted Kitchen including AEG appliances and Integral Fridge Freezer, Washing Machine and Dishwasher. Bedroom 1 with built in wardrobes and En-Suite Shower Room, Bedroom 2 and Family Bathroom. The property also benefits from Gas Central Heating and Double Glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

### OUTSIDE

The property has a single allocated parking space located within the communal parking area.

### RENT AND DEPOSIT

The asking Rent for the property is £875 per calendar month and the Tenancy Deposit is £1,005 (equal to 5 weeks' rent).

### VIEWING

By prior appointment through Mundys.

### CHARGES TO TENANTS

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/>

- Desirable City Location
- Modern Executive Apartment
- Two Double Bedrooms
- Integral Fridge Freezer, Washing Machine & Dishwasher
- Allocated Parking
- Council Tax - Band B
- Open Plan Living Area
- En-Suite & Family Bathroom
- EPC Energy Rating - B



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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.

