



Tel. 01522 568880
Fax. 01522 549450
E-mail: property@harrisonestateagent.co.uk
Web address: harrisonestateagent.co.uk

17 Guildhall Street
Lincoln
LN1 1TR

RESIDENTIAL PROPERTIES AVAILABLE TO LET

Prospective Tenants, please note:

- **You will be required to fill in a detailed application form and provide two forms of ID (one of which should be photographic, ie passport or driving license) if you are interested in applying for a tenancy, and all applications are strictly subject to our Clients instructions.**
- The minimum tenancy is for a term certain of six months and thereafter on a statutory periodic basis.
- All properties are subject to a Dilapidation Bond/Deposit.
- **All prospective tenants must be referenced, and an administration fee of £95 inc VAT is payable for each applicant and £95 inc VAT for a Guarantor application if this is required.**
- Please contact our office to ensure all the properties on this list are up to date and fully available.
- All viewings are strictly through the Agent.
- All properties available for immediate occupation **unless otherwise stated.**
- Harrison Estate Agents work on a diary system and it will be necessary to book a prior **appointment** to view properties to let.
- Property details overleaf are intended as a guide only. Potential tenants must satisfy their own enquiries via an internal inspection.
- Any mention of appliances or services supplied to any property have not been tested by the Agent.
- You may find that the Council Tax band listed could change or be re assessed, we therefore recommend you make your own enquiries.
- **WE REGRET WE ARE UNABLE TO CONSIDER APPLICANTS IN RECEIPT OF HOUSING BENEFIT.**
- **SMOKING IS NOT PERMITTED IN ANY OF THE PROPERTIES LISTED.**
- **NO PETS ARE PERMITTED IN ANY OF THE PROPERTIES LISTED** (unless otherwise stated). **In the circumstances where a Landlord would consider a pet there is likely to be an additional charge to the deposit.**

Please address any email enquiries to lettings@harrisonestateagent.co.uk

Mrs Nicola Smith M.N.A.E.A.
Residential Lettings Manager

Mrs Marie Reeve
Residential Lettings Assistant

Mr Sam Wood
Residential Lettings Negotiator

Regulated by RICS



Available Properties

As at 05/02/2015

27 Riverside Drive Lincoln

£695 Per Calendar Month plus admin fees



A modern, well presented, 3 double bedrooms, first floor apartment located off the High Street and within easy walking distance of the City Centre. The property must be viewed to be appreciated and comprises of secure entrance, entrance hall with storage cupboard, kitchen/diner with built in fridge/freezer, hob and oven and washing machine, lounge with double doors to Juliette balcony, 3 double bedrooms, master bedroom with en suite shower room and double doors to Juliette balcony, bathroom with shower over the bath. Further benefits include electric heaters, PCVu double glazing, 1 allocated parking space. (3) LN5 7PB. Council Tax Band D. Employed preferred/no pets. EPC Rating B/83. £95 Administration Fee per Applicant/Guarantor
Deposit £845

Available: 12/02/2015

10 Nelson Street Lincoln

£650 Per Calendar Month plus admin fees



Constructed in late 2012 this modern, spacious, 3 bedroom town house is now available. The property has been finished to the highest of standards and a viewing is essential to appreciate the quality of the accommodation on offer. This new development has electric gated access and a central courtyard provides for 1 parking space per property (no commercial vehicles permitted). The property comprises of open plan lounge/diner and kitchen with built in oven & hob, cloakroom, 3 bedrooms, bathroom with shower over the bath and an en-suite shower room. The property also features gas central heating, triple glazing, window blinds, alarm system & built in cupboards. (3) LN1 1PJ Council Tax Band B. Employed preferred/no pets. EPC Rating B/81. £95 Administration Fee per Applicant/Guarantor. Deposit £800

Available: Now

11 Queen Street Collingham Newark Nottinghamshire

£650 Per Calendar Month plus admin fees



A well presented, spacious, semi detached house located in the village of Collingham, South of Lincoln and close to Newark via the A46 dual carriage way. The property comprises of entrance hall with understair cupboard, lounge, study with French doors, dining room, kitchen with oven and hob, stairs and landing with built in shelving, double bedroom with dressing room and ensuite bath room, shower room and 2nd double bedroom. Further benefits include gas central heating, PVCu double glazing, small courtyard garden, off street parking and garage. (2) NG23 7NJ. Council Tax Band B. Employed preferred / no pets. EPC Rating E/46. £95 Administration Fee per Applicant/Guarantor.
Deposit £850

Available: 06/03/2015

18 The Old Four Row Potterhanworth Road Nocton Lincoln

£625 Per Calendar Month plus admin fees



A well presented, end of row, stone cottage located in the village of Nocton East of Lincoln. The property comprises of lounge, spacious kitchen with oven and hob, ground floor bathroom with shower over the bath, 3 bedrooms to the first floor. Further benefits include electric radiator heating, large garden to three sides and single garage located to the rear. (3) LN4 2BP. Council Tax Band TBC. Employed preferred/no pets. EPC Rating G/12. £95 Administration Fee per Applicant/Guarantor. Deposit £775

Available: Now

Available Properties

As at 05/02/2015

Flat 10, Crown Mill, Vernon Street, Lincoln

£575 Per Calendar Month plus admin fees



PART FURNISHED PROPERTY Situated within a converted former mill, this spacious second floor flat offers well presented accommodation with a modern feel. Benefiting from electric heating, the accommodation on offer briefly comprises: reception hall, open plan lounge/diner, fitted kitchen with washing machine, dish washer & fridge freezer, 2 bedrooms and bathroom (having corner bath with shower over). Benefits include secure parking and entry system. An internal inspection is essential to fully appreciate. LN5 7QD (2) Council Tax Band A. Employed preferred/no pets. EPC C/75. £95 application fee per tenant/guarantor. Deposit £725

Available: 07/02/2015

16 Gibbeson Street Lincoln

£550 Per Calendar Month plus admin fees



An exceptionally well presented, re furnished, mid terrace house located off Lincoln's High Street and within easy walking distance of the City Centre. The property comprises of lounge, dining room, kitchen with oven and hob, fully tiled wet room and 3 good size bedrooms. Further benefits include gas central heating, PVCU double glazing and undercover storage area to the rear. Parking is on street. (3) LN5 8JP Council Tax Band A. Employed preferred/No pets. EPC Rating D/62. £95 Administration Fee per Applicant/Guarantor. Deposit £700

Available: Now

65b Waterloo Street, Lincoln

£275 Per Calendar Month plus admin fees



Ground floor bedsit/studio located parallel to Tritton Road, opposite Morrisons and within easy access to the City Centre. The property comprises of bed sitting room, bathroom and kitchen with cooker and fridge. Further benefits include new kitchen, new flooring, gas central heating and a small courtyard shared with the first floor flat. (1) LN6 7AQ Council Tax Band A Employed Preferred/No Pets. EPC Rating D/63. £95 Administration Fee Per Applicant/Guarantor Deposit £425

Available: 09/02/2015

14b Eastfield Street, Lincoln

£250 Per Calendar Month plus admin fees



A well presented, self contained, ground floor bed sitting room with accommodation comprising of kitchen, bed sitting room and bathroom with shower over the bath. Further benefits include PVCu double glazing, electric heating and shared rear courtyard. (1) LN2 5ES. Council Tax Band A. Single occupancy only. Employed preferred / no pets. EPC Rating F/32. £95 admin fee per applicant/guarantor. Deposit £400

Available: 13/03/2015