



Flat 1, 21A The Avenue

Lincoln, LN1 1PD

£650 pcm

NEWLY DECORATED!

The property briefly comprises of open plan Kitchen and Lounge area, separate double Bedroom with En-suite Shower Room. The property also benefits from a communal washing machine.

There is a fixed utility charge of £125 PCM (£175.00 if joint occupancy) to cover Gas, Electric and Water.



LOCATION

The property is situated in the heart of the City Centre and is therefore served by a vast array of local amenities including shops and restaurants.

ACCOMMODATION

A modern One Bed Apartment in the heart of the city. The property briefly comprises of open plan Kitchen and Lounge area, separate double Bedroom with En-suite Shower Room. The property also benefits from a communal washing machine. There is a fixed utility charge of £125 PCM to cover Gas, Electric and Water.

OUTSIDE

There is no Parking at the front of the property. There is local on street & permit parking nearby.

RENT AND DEPOSIT

The asking Rent for the property is £650.00 per calendar month and the Tenancy Deposit is £750.00 (equal to 5 weeks' rent).

There is a Fixed Utility Charge of £125 PCM (£175.00 if Joint Occupancy) to cover Gas, Electricity & Water Costs.

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

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/>

VIEWINGS

By prior appointment through Mundys.

- Communal Washing Machine
- City Centre Location
- Open Plan Kitchen / Living
- Double Bedroom
- En-suite to Bedroom One
- Communal Washing Machine
- Secured Entry
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)
- Newly Decorated



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.