



131 Angelica Road

Lincoln, LN1 1BE

£850 pcm

Ground Floor Living!

This is a modern Two Bedroom Apartment located to the West of the City Centre overlooking the Canal. The property briefly comprises; Entrance Hall, open plan Lounge Diner & Kitchen area, Two Double Bedrooms and Bathroom with Shower. Also benefitting Secured Entry, Balcony & Allocated Parking.



LOCATION

The property is located to the West of the Historic City of Lincoln and is within walking distance to the City Centre. The area is served by a vast array of local amenities including shops, schools and leisure facilities.

ACCOMMODATION

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OUTSIDE

The property benefits an allocated parking space and a balcony to the front of the property which overlooks the canal and golf course.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

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/>

VIEWING

Strictly by prior appointment via Mundys.

- **Modern Two Bedroom Apartment**
- **Close to City Centre**
- **Fitted Kitchen with Appliances**
- **Open Plan Lounge Diner with Balcony**
- **Two Bedrooms**
- **Secured Entry**
- **Allocated Parking**
- **Energy Rating B**
- **Council Tax Band B**
- **Viewing Highly Recommended**



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.

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