



5 Flaxley Road

Lincoln, LN2 4GL

£850 pcm

ALLOCATED PARKING AND EN SUITE BATHROOM

Apartment briefly comprises of; Entrance Hall, Bedroom one with En Suite Shower Room, Bedroom two, Open Plan Living Accommodation with Kitchen which includes freestanding fridge freezer and washer/dryer and Family Bathroom. On Street and allocated parking to the front.



LOCATION

Off the popular Carlton Boulevard development, Flaxley Road is a block of apartments within close proximity to the historic Cathedral and University City of Lincoln which has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

This well presented, newly decorated two-bedroom apartment has internal accommodation comprising of; Entrance Hall with built in storage cupboards leading to Bedroom one with En Suite Shower Room and built in wardrobes. Bedroom two also benefits from built in storage. Off the Landing is the Family Bathroom with shower over the bath and the Open Plan Living Accommodation with Kitchen Area and freestanding fridge freezer and washer dryer.

OUTSIDE

Allocated parking space to the front, communal access for entrance and further on street parking.

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).

The Holding Deposit for this property is £195.00.

TENANCY TERM

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

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.

- **Allocated Parking Space**
- **Newly Decorated Throughout**
- **En Suite to Bedroom One**
- **Apartment Available Now**
- **Storage to both Bedrooms**
- **Open Plan Living Area & Kitchen**
- **Electric Heating to Property**
- **EPC Rating - B**
- **Council Tax Band A - Lincoln City Council**
- **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 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.