



## Flat 1, 21A The Avenue

Lincoln, LN1 1PD

**£650 pcm**

### **AVAILABLE NOW**

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 for Single Occupancy or £175 PCM for joint occupancy to cover Gas, Electric and Water.

### **OUTSIDE**

There is no Parking at the front of the property. There is local on street and 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).

The Holding Deposit for this property is £150.00.

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**
- **Property Available Now**
- **Communal Entrance Hall**
- **EPC Energy Rating - C**
- **Council Tax Band - A (Lincoln City Council)**
- **Gas Central Heating**

