



**61 Angelica Road,**  
Lincoln, LN1 1BE

**£895 pcm**

**FULLY FURNISHED - BALCONY WITH VIEWS OVER THE FOSS**

Property briefly comprises of Entrance Hall and Open Plan Lounge/Kitchen. Bedroom One, Bedroom Two and Bathroom with bath and shower overhead. Allocated Parking.



## LOCATION

The historic Cathedral and University City of Lincoln 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 College.

## ACCOMMODATION

Fully Furnished and available now, this Two Double Bedroom apartment with Balcony overlooking the Foss comprises of Entrance Hall leading to Family Bathroom, Two Double Bedrooms, Open Plan Living Accommodation comprising of Lounge and Kitchen. The apartment is available now and an early viewing is recommended.

## OUTSIDE

The apartment benefits from an allocated parking space.

## RENT AND DEPOSIT

The asking Rent for the property is £895 per calendar month and the Tenancy Deposit is £1030 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205

## 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/help/lettings-fees-information-for-tenants/>

## VIEWING

By prior appointment through Mundys.

- Fully Furnished
- Two Bedrooms
- Bathroom with Shower
- Open Plan Living Area / Kitchen
- Available Now
- Strictly No Pets
- Council Tax - B Lincoln City Council
- Energy Rating - B
- Gas Central Heating
- Viewing Highly Recommended

