



1 The Withams, Newark Road
Lincoln, LN5 8RB

£695 pcm

NEWLY RENOVATED -this includes new flooring, redecoration and a newly fitted Bathroom.
This Apartment comprises of an Open Plan Living area with Kitchen, Hallway, Two Bedrooms and a Family Bathroom with Shower Over Bath. There is no allocated parking.



LOCATION

The Withams is located on Newark Road, within easy reach of Lincoln City Centre. The area offers a range of nearby shops, supermarkets and local services, with regular public transport links providing convenient access into the city. Lincoln Railway Station and the University of Lincoln are also easily accessible.

ACCOMMODATION

Immaculately presented and available now, this accommodation is accessed from the rear of the property and upon entry opens into an Open Plan Living Area with Kitchen. The Hallway includes a Storage Cupboard and leads to Two Double Bedrooms. The Bathroom has been newly fitted. The property has been redecorated throughout with new flooring to the Bathroom, Hallway and both Bedrooms.

OUTSIDE

The property includes access to a communal outside space. Parking is available by permit at the nearby Bud Robinson Car Park. Further information regarding parking permits and availability should be sought from the Local Authority.

RENT AND DEPOSIT

The asking Rent for the property is £695 per calendar month and the Tenancy Deposit is £800 (equal to 5 weeks' rent). The Holding Deposit for this property is £160.

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/>

VIEWING

Strictly via prior appointment through Mundys.

- **Two Bedroom Apartment**
- **No Allocated Parking**
- **Newly Fitted Bathroom**
- **New Flooring Throughout**
- **Newly Decorated Throughout**
- **Property Available Now**
- **Open Plan Living Area & Kitchen**
- **EPC Energy Rating - C**
- **Council Tax Band - A (Lincoln City Council)**
- **Gas Central Heating**

