



**113 Angelica Road**

Lincoln, LN1 1BE

**£950 pcm**

**IMMACULATELY PRESENTED – ALLOCATED PARKING SPACE**

The property briefly comprises of an Entrance Hall providing access to all rooms, including an Open Plan Living Area and newly fitted Kitchen, Bedroom one, Bedroom two and a Family Bathroom with bath and shower overhead. The apartment further benefits from a balcony overlooking the Foss Dyke to the rear and an allocated parking space to the front.



### LOCATION

Angelica Road is located just off Carholme Road, within Lincoln's established West End area. The street sits close to the Foss Dyke and surrounding waterside paths, offering convenient access to pleasant walking routes along the canal. Everyday amenities are readily available nearby, including local shops, convenience stores and public houses along Carholme Road and West Parade. Lincoln city centre, the Cathedral Quarter and Brayford Waterfront are all easily accessible on foot or via short journeys, while Carholme Road provides direct routes towards the A57 and wider road network, making this a practical location for both city living and commuting.

### ACCOMMODATION

Accessed via a Communal Stairway and Entrance Hall, the apartment is on the Second Floor and has recently undergone renovation works, therefore is presented in immaculate condition throughout. The internal accommodation comprises of an Entrance Hall leading to Bedroom one, Bedroom two, a Family Bathroom with bath and shower overhead, and an open plan Living and Kitchen area. The Kitchen has been newly fitted and has appliances including Fridge Freezer and Washing Machine, new vinyl flooring and a new carpet laid to the Lounge. This apartment must be viewed to fully appreciate the standard of finish on offer, and an early viewing is highly recommended.

### OUTSIDE

There is a balcony accessed from the Lounge, providing views across the Foss Dyke. The property also benefits from an allocated, numbered parking space to the front.

### RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

### 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.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at:

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Newly Fitted Flooring to Lounge & Kitchen
- Brand New Kitchen
- Newly Decorated Throughout
- Apartment Available Now
- Allocated Parking Space
- Bathroom with Bath and Shower Overhead
- Second Floor Apartment
- Balcony Overlooking Foss Dyke
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - B



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.