



102 Elevation Court

Lincoln, LN2 5PB

£900 pcm

NEWLY RENOVATED THROUGHOUT WITH ALLOCATED PARKING

The apartment briefly comprises of an Entrance Hall leading to Bedroom One with En-suite Shower Room, Bedroom Two, Family Bathroom with shower overhead and Open Plan Living Accommodation leading to the Kitchen. One allocated parking space is located to the front of the development.



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LOCATION

Elevation Court is situated to the east of Lincoln City Centre within a modern residential development. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, cafes and leisure facilities. Lincoln County Hospital, Lincoln College and the City Centre are all easily accessible, whilst Lincoln Central Railway Station provides further transport links. The property also benefits from convenient access to the A15 and surrounding road networks.

ACCOMMODATION

This Ground Floor Apartment is available now and has been recently renovated to a high standard throughout, including full redecoration, new carpets and newly fitted fixtures and fittings. The property is presented in immaculate condition and benefits from a number of additional upgrades including a modern heating system and motion sensitive lighting. Accessed via a communal Entrance Hall, the internal accommodation briefly comprises of an Entrance Hall with storage cupboard providing access to all rooms, including Bedroom One with En-suite Shower Room, Bedroom Two, Family Bathroom with shower overhead and a spacious Open Plan Living Area leading to the newly fitted Kitchen. An early viewing is highly recommended to appreciate the quality of accommodation on offer.

OUTSIDE

The apartment is accessed via a communal entrance hall and benefits from one allocated parking space. Please note there is no private outside space included with the property.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £205.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 was implemented in May 2026 and affects 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>

- High Specification Finish Throughout
- Newly Decorated Throughout
- New Flooring Fitted Throughout
- Newly Fitted Kitchen and Bathrooms
- En-suite to Bedroom One
- Family Bathroom with Shower Overhead
- One Allocated Parking Space
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - TBC (Lincoln City Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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