



**89 Angelica Road**

Lincoln, LN1 1BE

**£900 pcm**

**ALLOCATED PARKING**

The apartment briefly comprises an Entrance Hall, Storage Cupboard, Bathroom with bath and shower overhead, Two Double Bedrooms, and Open Plan Kitchen and Living Accommodation.



### LOCATION

Ideally positioned for professionals, Angelica Road is within easy reach of Lincoln City Centre, offering a range of shops, cafés, restaurants, and leisure facilities. The nearby Foss Dyke provides attractive waterside walks, while excellent road links via the A46 and local transport connections make commuting simple and convenient.

### ACCOMMODATION

This well presented apartment offers internal accommodation comprising an Entrance Hall leading to a Storage Cupboard, Two Bedrooms and Open Plan Living Accommodation with Kitchen, which includes appliances such as a fridge, freezer, and washing machine. The Family Bathroom features a bath with an overhead shower.

### OUTSIDE

Allocated Parking Space and a Balcony providing outside space.

### 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.

### 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/>

### VIEWING

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>

- Two Bedroom Apartment
- Riverside Views with Balcony
- Open Plan Kitchen/Lounge
- Bathroom With Shower
- Gas Central Heating
- Allocated Parking Space
- Close to City Centre
- 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 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.