



25 Ellisons Quay

Burton Waters, Lincoln, LN1 2GG

£1,400 pcm

FURNISHED ACCOMMODATION & AVAILABLE NOW.

This high specification Three Bedroom Duplex Apartment is located within the sought after Burton Waters development. The immaculate internal accommodation briefly comprises of an Entrance Hall, Open Plan Kitchen and Lounge enjoying idyllic Marina views, mezzanine Dining Room, Laundry Room, Three Double Bedrooms, an En-suite Shower Room and a Luxury Family Bathroom. The property further benefits from two allocated parking spaces within a gated car park.



LOCATION

Ellisons Quay is situated within the prestigious Burton Waters development, positioned to the north of Lincoln city centre. The development offers a range of amenities including waterside restaurants, cafés and scenic marina walks. Excellent road links are available via the A46, providing convenient access to Lincoln City Centre, the Cathedral Quarter and surrounding areas, making this a highly desirable waterfront location.

ACCOMMODATION

This fully furnished property offers well presented, high specification furnished accommodation comprising of an Entrance Hall with stairs rising to the First Floor Landing, providing access to the Open Plan Living Room and Kitchen with patio doors and Juliette balcony. The fitted Kitchen includes integrated fridge, freezer, dishwasher, microwave and washing machine. Also on this level are Two Bedrooms and a luxury Family Bathroom. Stairs rise to the Second Floor Landing, leading to the mezzanine Dining Room, Laundry Room and Bedroom One with En-suite Shower Room. The apartment further benefits from gas central heating and double glazing throughout.

OUTSIDE

The property benefits from two allocated parking spaces within a communal gated parking area. A boat mooring may also be available by negotiation.

RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £320.00.

TENANCY TERM

The property is to be let with an initial 12 month 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/>

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>

- Furnished Accommodation
- Available Now, Viewing Required
- Fantastic Marina View
- Open Plan Kitchen and Lounge
- Three Double Bedrooms
- En-suite & Family Bathroom
- 24 Hour Gated Security
- Allocated Parking
- Council Tax Band C - (West Lindsey District Council)
- EPC Energy Rating - B

