



5 Flaxley Road

Lincoln, LN2 4GL

£900 pcm

ALLOCATED PARKING

Apartment briefly comprises of an Entrance Hall, Bedroom One with En-suite Shower Room, Bedroom Two, Open Plan Living Accommodation with Kitchen including a fridge freezer as well as washer/dryer and Family Bathroom. There is on-street and allocated parking to the front.



LOCATION

Off the popular Carlton Boulevard development, Flaxley Road is a block of apartments within close proximity to the historic Cathedral and University City of Lincoln which has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

This well presented, Two Bedroom Apartment has internal accommodation comprising of an Entrance Hall with built-in storage cupboards leading to Bedroom One with En-suite Shower Room and built-in wardrobes. Bedroom Two also benefits from built-in storage. From the Landing is the Family Bathroom with shower over the bath and the Open Plan Living Accommodation with Kitchen Area and freestanding fridge freezer and washer/dryer.

OUTSIDE

Allocated parking space to the front, communal access for entrance and further on street parking.

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>

- Allocated Parking Space
- Open Plan Living & Kitchen Area
- En-Suite to Bedroom One
- Two Double Bedrooms
- Storage to both Bedrooms
- Popular Residential Location
- Electric Heating to Property
- EPC Rating - B
- Council Tax Band A - Lincoln City Council
- Viewing Highly Recommended



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.