



125 Angelica Road

Lincoln, LN1 1BE

£895 pcm

BALCONY OVERLOOKING THE FOSSDYKE CANAL!

The internal accommodation briefly comprises of an Entrance Hall, Two Bedrooms, Bathroom fitted with a bath and shower overhead and an Open Plan Living Kitchen. There is an allocated parking space to the front.



LOCATION

Angelica Road is situated to the west of Lincoln City Centre, within a modern waterside development alongside the Fossdyke Canal. The property is within close proximity to a range of local amenities including supermarkets, convenience stores and leisure facilities. The nearby Brayford Waterfront is easily accessible, offering a selection of restaurants, bars and cafes, along with the University of Lincoln. Lincoln city centre and Lincoln Central railway station are also within easy reach, providing a wider range of retail options and transport links

ACCOMMODATION

An early viewing is highly recommended for this modern two bedroom apartment overlooking the Fossdyke Canal. The property briefly comprises of an Entrance Hall, Open Plan Living Area with modern Kitchen and Balcony off the Lounge, Two Bedrooms and a Bathroom fitted with a bath and shower overhead.

OUTSIDE

Balcony accessed from the Living Area overlooking the Fossdyke Canal. One allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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>

- Two Bedroom Apartment
- Walking Distance to City Centre
- Overlooking the Fossdyke Canal
- Open Plan Living & Kitchen
- Allocated Parking to Front
- Bathroom with Bath and Shower Overhead.
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)

