



12 The Withams, Newark Road

Lincoln, LN5 8RB

£825 pcm

AVAILABLE NOW WITH ALLOCATED PARKING SPACE

The property briefly comprises of a spacious Kitchen Diner, Lounge and Bathroom with shower over the bath. To the Upper Level there are Two Double Bedrooms, Landing and an additional storage cupboard.



The Withams, Newark Road, Lincoln, LN5 8RB

LOCATION

The Withams is situated off Newark Road, to the south of the City Centre of Lincoln. The property is within close proximity to a range of local amenities including supermarkets, shops and cafés, along with regular bus routes into the City Centre. Lincoln Railway Station and the High Street are also easily accessible, providing further shopping, leisure and transport links.

ACCOMMODATION

This well presented Two Bedroom Duplex Apartment is available for an immediate viewing. On entry to the property there is a Hallway leading to a Kitchen Diner with appliances, a Bathroom with shower over the bath and a spacious Lounge. To the Upper Level there are Two Double Bedrooms along with additional storage off the landing. Please note, the landlord does not wish to maintain the appliances during the tenancy.

OUTSIDE

There is a communal balcony to the front of the property. The apartment also benefits from an allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £190.00.

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/help/lettings-fees-information-for-tenants/>

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
- Close to City Centre
- Allocated Parking Space
- Modern Electric Heating
- Duplex Apartment
- Well Presented Throughout
- Property Available Now
- Bathroom with Shower Over Bath
- Council Tax Band - A (Lincoln City Council)
- EPC Rating - D



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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.

