



150a Monks Road

Lincoln, LN2 5PL

£850 pcm

REDECORATED, NEW FLOORING & AVAILABLE NOW!

Viewing is required of this property that provides accommodation including Two Bedrooms, Living Room, Shower Room and Kitchen. The property also benefits from gas central heating, viewing is recommended.



LOCATION

The property is located to the East of the Cathedral City of Lincoln, providing easy access to Lincoln City Centre and Lincoln County Hospital. The property is well served by a range of local amenities including shops, schools, supermarkets and leisure facilities.

ACCOMMODATION

This is a well presented Two Bedroom Apartment providing internal accommodation briefly comprising of a private Entrance Stairwell, Hallway leading to large a Lounge, Kitchen with appliances, Two Bedrooms and a Shower Room. The property also benefits from Gas Central Heating and UPVC Double Glazing. There is a fixed water charge of £65.00pcm payable in addition to the monthly Rent.

OUTSIDE

There is no outside space with this property. On Street parking is available within the local area.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

There is a Fixed Water Charge of £65.00 per calendar month.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

CHARGES TO TENANTS

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/>

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>

VIEWINGS

By prior appointment through Mundys.

- Two Bedroom First Floor Apartment
- Redecorated and New Flooring
- Waking Distance to City Centre
- Spacious Lounge
- Modern Shower Room
- Fixed Water Cost of £65.00pcm
- Viewing Recommended
- Close to Lincoln County Hospital
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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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 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.

