



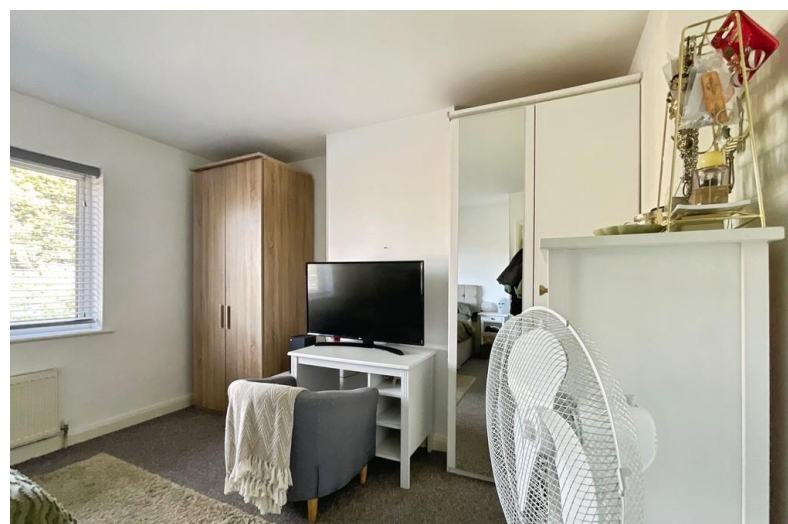
**1a Manse Avenue**

Lincoln, LN5 8RN

**£800pcm**

**FIRST FLOOR LIVING ACCOMMODATION**

The property briefly comprises of an Entrance Hall with stairs rising to the First Floor Landing providing access to One Double Bedroom, Living Room, Kitchen and a Family Bathroom fitted with a shower overhead. On street parking is available in the area, with gardens located to the front of the property.



### LOCATION

Manse Avenue is situated just off Boutham Park Road, to the South of Lincoln City Centre. The property is within close proximity to a range of local amenities including convenience stores, supermarkets and takeaways, with further facilities available along the High Street. Boutham Park is also nearby, providing green space and leisure walks. Lincoln City Centre and Lincoln Central railway station are accessible, offering a wider range of retail, leisure and transport options.

### ACCOMMODATION

The well presented and spacious internal accommodation briefly comprises of an Entrance Hall with stairs leading to the First Floor Landing, spacious Lounge, fitted Kitchen with fridge freezer, One Double Bedroom and a Family Bathroom fitted bath and shower overhead. Viewing of the property is highly recommended to appreciate the size and standard on offer.

### OUTSIDE

To the front of the property there is a Garden which is principally laid to lawn with a paved seating area.

### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

### TENANCY TERM

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

### 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>

- First Floor Apartment
- One Double Bedrooms
- Lounge and Kitchen
- Bathroom with Shower Overhead
- Enclosed Front Garden
- Viewing Highly Recommended
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)



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.