

Flat 3, 21,The Avenue

Lincoln, LN1 1PD

£575 pcm

FIXED UTILITY COST - £125.00 PCM

The property briefly comprises of an Entrance Hall with Built-in Storage, Shower Room and Open Plan Living and Kitchen Area with Patio Door Access to a Communal Courtyard. No Parking.





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LOCATION
The Avenue is situated within a popular residential area close to Lincoln City Centre. The property is well placed for access to the City's High Street, with a wide range of shops, cafés, restaurants and everyday amenities available nearby. Lincoln Cathedral and the historic Cathedral Quarter are also within easy reach, while the University of Lincoln, Brayford Waterfront and Railway Station are accessible from the City Centre. The property also provides good access to the A57 and wider road network for travel across Lincoln and further afield.

ACCOMMODATION
This cosy Self-Contained Studio is located in the heart of Lincoln and offers practical accommodation throughout. The property is accessed via an Entrance Hall with Built-in Storage, leading through to the Open Plan Living, Sleeping and Kitchen Area, with Patio Doors providing access to the Communal Courtyard. There is also a Shower Room and Pantry. A Fixed Utility Cost of £125.00 per calendar month applies, covering Gas, Electricity and Water.

OUTSIDE
The property benefits from a Secured Communal Entrance Hall, together with additional Rear Access. There is no Allocated Parking provided with the property, although On-Street Parking and Resident Permit Parking are available within the local area.

COMMUNAL AREAS
The property benefits from access to a Communal Utility Room with Washing Machine.

RENT AND DEPOSIT
The asking Rent for the property is £575.00 per calendar month and the Tenancy Deposit is £660.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £130.00.

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

- Studio Apartment in Central Location
- Single Occupant Only
- Open Plan Living Space / Sleeping Area
- En-Suite Shower Room
- Communal Laundry Room
- Secured Communal Entrance
- Private Rear Entrance
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)







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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 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.

The Property Ombudsman