

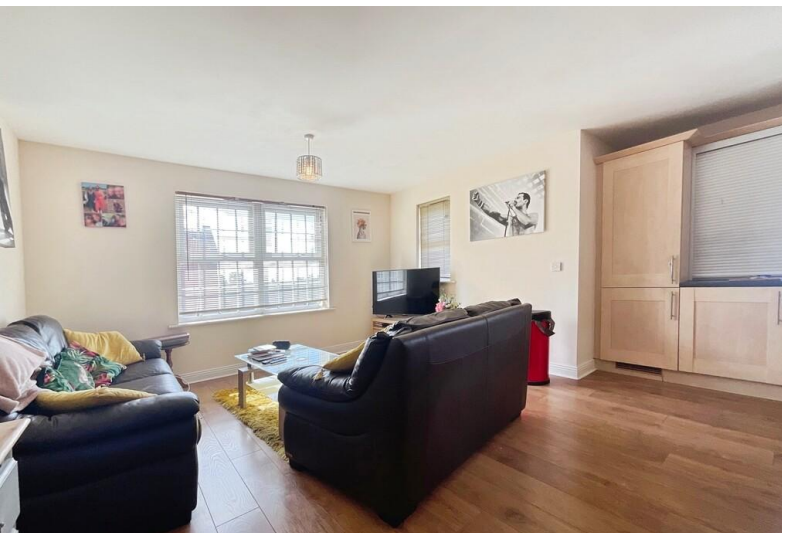
21 Fulmen Close

St Georges Park, Lincoln, LN1 1AW

£900 pcm

ONE ALLOCATED PARKING SPACE, SECURE KEY FOB ENTRY SYSTEM

A spacious Second Floor Apartment situated on this popular modern development near West Common. The accommodation briefly comprises an Open Plan Living, Dining and Kitchen Area, Double Bedroom and Bathroom with Shower. The apartment also benefits from a Secure Video Intercom System and One Allocated Parking Space.





21 Fulmen Close, St Georges Park, Lincoln, LN1 1AW

LOCATION
Fulmen Close is situated within the popular St George's Park development, just off Long Leys Road to the west of Lincoln City Centre. The development is well placed for access to West Common, a large area of open common land with walking routes, recreational facilities and views towards Lincoln Cathedral. The historic Bailgate and Cathedral Quarter are within easy reach, offering a range of independent shops, cafés, restaurants and public houses. Lincoln City Centre and the Brayford Waterfront are also accessible, while Long Leys Road provides convenient links to the A46 and wider road network.

ACCOMMODATION
This well presented One Bedroom Second Floor Apartment is situated within the popular St George's Park development. The apartment is accessed via a Secure Communal Entrance with Key Fob Entry and Video Intercom System. Internally, the accommodation provides an Entrance Hall leading through to an Open Plan Living, Dining and Kitchen Area, offering a combined space for everyday living. Bedroom One is a Double Bedroom, with the Bathroom completing the accommodation. The property also benefits from an Allocated Parking Space.

OUTSIDE
The property benefits from Secure Communal Entrance with Key Fob and Video Intercom Entry System and One Allocated Parking Space. There is no private outside space.

RENT AND DEPOSIT
The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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

- Modern Second Floor Apartment
- Allocated Parking Space
- Secure Video Intercom Entry
- Open Plan Kitchen and Living Room
- One Double Bedroom
- Built-in Wardrobes to Bedroom
- Built-in Storage to Hallway
- EPC Energy Rating - D
- 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