

Flat 2, 21 The Avenue

Lincoln, LN1 1PD

£575 pcm

NEWLY DECORATED WITH NEWLY LAID CARPET

This Ground Floor Studio Apartment briefly comprises an Open Plan Living and Sleeping Area, Fitted Kitchen and Shower Room. The property also benefits from access to a Shared Communal Courtyard and On-Street Parking via the Local Permit Scheme.





Flat 2, 21 The Avenue, Lincoln, LN1 1PD

LOCATION
The Avenue is situated within a convenient central Lincoln location, providing easy access to the City Centre and its range of shops, supermarkets, cafés, restaurants and public houses. The property is also well placed for the University of Lincoln, Brayford Waterfront and the railway and bus stations, making it a practical location for access to local amenities and transport links. Lincoln Cathedral Quarter and the historic Bailgate area are also within easy reach.

ACCOMMODATION
This Self Contained Ground Floor Studio Apartment offers practical accommodation throughout. The main living space incorporates an Open Plan Living and Sleeping Area, with French Doors providing access to the Courtyard. The separate Fitted Kitchen benefits from Appliances, while an En-suite Shower Room completes the private accommodation. The property also has access to a Shared Entrance Hall, which houses a Communal Washing Machine and Central Heating System. Please note that New Windows are due to be fitted within the apartment prior to the commencement of a tenancy.

OUTSIDE
The property benefits from access to a Shared Communal Courtyard, with a further Courtyard area to the rear. On-Street Parking is available nearby via the Local Council Permit Scheme.

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.

A Fixed Utility Cost of £125.00 per calendar month applies, covering Gas, Electricity and Water.

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 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
- On Street Permit Parking
- Fixed Utility Charge - £125pcm
- Open Plan Living, Kitchen and Bedroom
- En-suite Shower Room
- Communal Washing Machine and Boiler
- Early Viewing Recommended
- Courtyard to the Rear
- 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