



Basement Flat, 51 Monks Road

Lincoln, LN2 5HN

£750 pcm

NEWLY DECORATED THROUGHOUT!

The property briefly comprises of an Open Plan Living Accommodation with a spacious Lounge and Kitchen, One Double Bedroom with built-in storage and a Shower Room. There is an additional charge of £25.00 per month for the water and sewerage bills.



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LOCATION

Monks Road is situated to the east of Lincoln City Centre and offers convenient access to a wide range of local amenities. Nearby facilities include supermarkets, convenience stores, cafes, takeaways and healthcare services, whilst Lincoln City Centre provides a broader range of shopping, leisure and dining options. The property is also well positioned for access to Lincoln County Hospital, Lincoln College and Lincoln Central Railway Station. Regular bus services operate along Monks Road, providing convenient transport links across the city.

ACCOMMODATION

This Ground Floor Apartment has been newly decorated throughout and offers well proportioned accommodation. The property comprises of a Double Bedroom with built-in storage, Shower Room and Open Plan Living Accommodation consisting of a spacious Lounge and modern fitted Kitchen. An early viewing is highly recommended to appreciate the size and presentation of the accommodation on offer.

OUTSIDE

There is no outside space included with this apartment. Parking is available on street within the surrounding area.

RENT AND DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00.

There is an additional charge of £25 per month for the water and sewerage bills.

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>

- Newly Decorated Throughout
- One Double Bedroom
- Built-in Storage to Bedroom
- Open Plan Living & Kitchen
- Modern Fitted Kitchen
- Modern Shower Room
- Parking Available On Street
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)
- Viewing Highly Recommended



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.

Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

