

Flat 2, 136 West Parade

Lincoln, LN1 1LF

£595 pcm

ONE BEDROOM APARTMENT - SHARED COMMUNAL COURTYARD

This Ground Floor Apartment briefly comprises of an Open Plan Living Accommodation / Kitchen, One Double Bedroom and a Shower Room. There is a Fixed Heating and Communal Electric Charge of £90.00pcm.





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LOCATION
West Parade is situated to the west of Lincoln City Centre, within a popular residential area overlooking the West Common. The property is conveniently positioned for access to a range of local amenities including supermarkets, independent shops, cafes, restaurants and leisure facilities. The University of Lincoln, Brayford Waterfront and Lincoln City Centre are all within easy reach, together with Lincoln Central Railway Station and regular bus routes. The property also benefits from nearby access to the A46 and surrounding road networks, whilst West Common provides open green space and walking routes nearby.



ACCOMMODATION
This Ground Floor Apartment briefly comprises of an Open Plan Living Accommodation / Kitchen, One Double Bedroom and Shower Room.

OUTSIDE
There is a Shared Communal Courtyard. Permits are available for On Street Parking.

RENT AND DEPOSIT
The asking Rent for the property is £595.00 per calendar month and the Tenancy Deposit is £685.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £135.00.



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/

Fixed utilities charge of £90.00 PCM in addition to the monthly rent in respect of water, gas and communal electricity. Apartment Electricity and Council tax not included and are payable to the relevant suppliers.

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



- Ground Floor Apartment
- Open Plan Living Accommodation
- Shower Room
- One Bedroom
- Permits Available for On Street Parking
- Available Now
- Fixed Heating Charge
- Communal Courtyard
- 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