



22a Newport

Lincoln, LN1 3DF

£1,100 pcm

PROPERTY LET PRIOR TO MARKETING TO APPLICANT ON EXISTING DATABASE!

Having successfully matched this property with an applicant before marketing commenced, we would be confident in achieving similar results for comparable properties. Contact Mundys today to arrange your valuation on 01522 556099.



22a Newport, Lincoln, LN1 3DF

LOCATION

Newport is situated to the north of Lincoln City Centre and is one of the city's most sought after residential locations. The property is conveniently positioned for access to a wide range of amenities including supermarkets, independent shops, cafes, public houses and takeaway outlets. The historic Bailgate area, Lincoln Cathedral and Lincoln Castle are all within easy reach, whilst Lincoln County Hospital and the city centre are also nearby. Excellent road links are available via the A15 and outer bypass, together with regular public transport services.

ACCOMMODATION

Let immediately prior to marketing through our extensive applicant database, this property demonstrates the continued demand for well presented homes in this location. We are actively seeking similar properties for a number of registered applicants currently looking to move within the area. The internal accommodation of this Duplex Apartment briefly comprised of a private stair access leading directly into the Kitchen. The Ground Floor accommodation included a Family Bathroom, Bedroom Two, Lounge and built in Storage. To the First Floor there is Bedroom Three and Bedroom One, which benefited from a walk in wardrobe area and En-suite Shower Room.

OUTSIDE

The property benefits from a driveway to the rear providing off street parking for one vehicle. To the front there is a small courtyard garden.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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 tenants. 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>

- Driveway - Parking One Car
- Three Bedrooms / Two Storey
- En-Suite to Bedroom One
- Property Available Now
- Walk in Wardrobe to Bedroom One
- Property Available Now
- Spacious Lounge / Modern Kitchen
- Let Prior to Marketing
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D



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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 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.

