



121 Angelica Road

Lincoln, LN1 1BE

£900 pcm

AVAILABLE NOW, VIEWINGS RECOMMENDED!

This well presented property provides internal accommodation including an Open Plan Living Area with Kitchen & Balcony, Two Bedrooms & Bathroom. The property also benefits from allocated parking.



LOCATION

The property is situated in this modern development located to the west of Lincoln City Centre. The property provides easy access to Lincoln City Centre and a full range of local amenities including shops, supermarkets, schools and leisure facilities.

ACCOMMODATION

This is a Top Floor Modern Apartment situated on this stunning riverside development overlooking the Fossdyke Canal. The apartment has fantastic views from the Living Area and Balcony and comprises of an Entrance Hall, Open Plan Living / Dining Kitchen with balcony off, Bathroom with shower and two Bedrooms.

OUTSIDE

The property benefits a balcony off the lounge and an allocated parking 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.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

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/>

VIEWING

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect 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>

- Well Presented Third Floor Apartment
- Two Bedrooms
- Open Plan Living Area with Balcony
- Dual Aspect Views
- Allocated Parking
- Available Now
- Easy Access to Lincoln City Centre
- Viewing Recommended
- EPC Energy Rating - B
- Council Tax Band - B (Lincoln City Council)



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.