

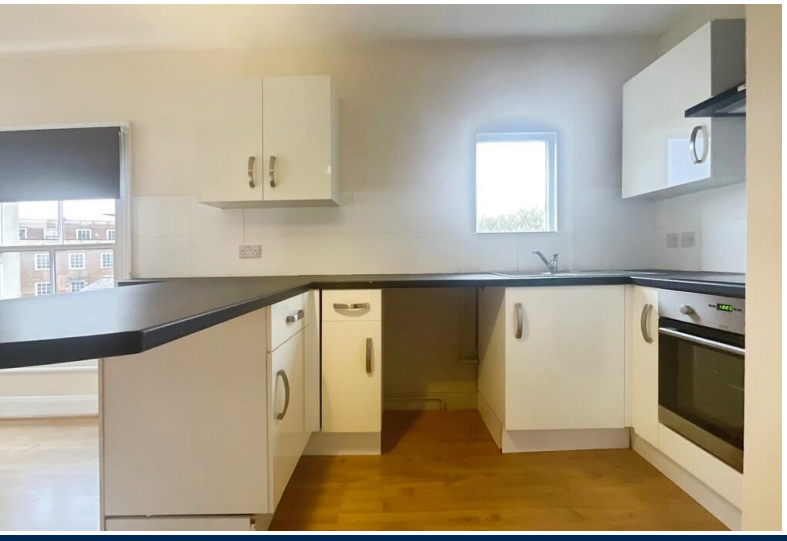
Second Floor Flat, 2 West Parade

Lincoln, LN1 1JT

£750 pcm

CITY CENTRE APARTMENT, AVAILABLE NOW!

A Well Presented Second Floor Apartment, ideally situated within Lincoln City Centre, offering spacious accommodation briefly comprising a Communal Entrance Hall, Stairs and Landing, Open Plan Living Room with Breakfast Kitchen, Bedroom One, Bedroom Two and Modern Shower Room/WC. Further benefits include a Communal Heating System and Fixed Monthly Utility Charge.





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LOCATION
Situated on West Parade, the property occupies a convenient position within Lincoln City Centre, just a short walk from the High Street and the extensive range of shops, cafés, restaurants and leisure facilities on offer. Lincoln's historic Cathedral Quarter, Bailgate and University of Lincoln are all within convenient reach. The property is also well placed for access to Lincoln Central Railway Station and the city's main bus station, providing connections to surrounding towns and villages.

ACCOMMODATION
Situated on the Second Floor above a Commercial Premises, this well presented Two Bedroom Apartment offers spacious accommodation in a convenient City Centre location. The property is accessed via a Communal Entrance Hall with Stairwell leading to the apartment. Internally, the accommodation comprises an Entrance Landing leading to an Open Plan Living Room and Breakfast Kitchen, fitted with a Ceramic Hob, Electric Oven and Extractor Fan. There are also Two Double Bedrooms and a Modern Shower Room with WC.

PARKING
There is on street parking. There is a resident permit parking scheme available within the local area. You should ensure that you enquire the availability of parking permit with the local authority.

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.

The property benefits from a Communal Heating System, with a Fixed Utility Charge of £135 per calendar month covering the electricity, water and gas used within the apartment. Please note that Council Tax is not included within this charge and remains payable separately to the Local Authority.

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.

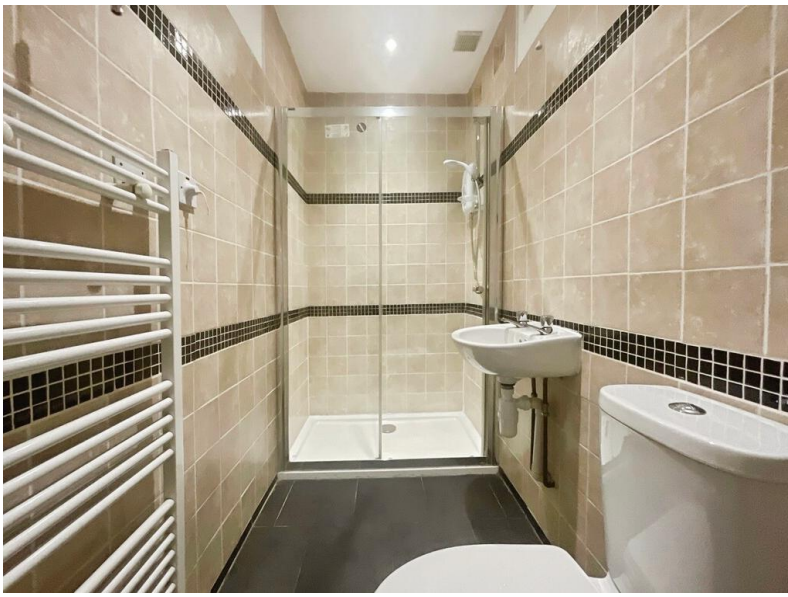
ADDITIONAL FEES
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

VIEWING
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

- City Apartment
- 2 Double Bedrooms
- Open Plan Living Room with Breakfast Kitchen
- Fixed Utility Charge of £135PCM
- Cathedral Views
- Apartment Available Now
- Viewing Highly Recommended
- On Street Permit Parking
- Council Tax Band - A (Lincoln City Centre)
- 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 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