



5 Thyme Court

Marjorie Avenue, Lincoln, LN6 7TT

£850 pcm

NEWLY DECORATED WITH NEW FLOORING

Briefly comprises an Open Plan Living Room and Kitchen, Inner Hall, Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath. The property also benefits from an enclosed decked rear garden and one allocated parking space.



LOCATION

The property is located in a popular location just off Boultham Park Road with easy access to the City Centre. There is a vast array of local amenities nearby including shops, supermarkets and schools.

ACCOMMODATION

Available now, this well presented Two Bedroom Ground Floor Apartment has been newly decorated throughout with new flooring and is ready for immediate occupation. The internal accommodation comprises an Open Plan Living Room and Kitchen leading to an Inner Hall, providing access to Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath. Bedroom One benefits from access to the enclosed rear garden. An early viewing is highly recommended to appreciate the accommodation on offer.

OUTSIDE

Thyme Court is situated off Boultham Park Road in a popular residential area to the South West of Lincoln. The property is conveniently located for a range of local amenities including an Aldi supermarket, convenience stores, takeaways, healthcare facilities and other everyday services. Boultham Park is within walking distance, offering open green space, walking routes and recreational facilities. Regular bus services provide access to Lincoln City Centre, while Lincoln Central Railway Station and the city centre are both easily accessible. The A46 bypass is also within easy reach, providing convenient road links to Newark, the A1 and surrounding areas.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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 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>

- Property Available Now
- Newly Decorated Throughout
- New Flooring Fitted Throughout
- Two Bedrooms
- Enclosed Decked Garden
- Bathroom with Shower Overhead
- Early Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - A (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.