



Flat 1, 21a The Avenue

Lincoln, LN1 1PD

£675 pcm

FIXED UTILITY COST

The property briefly comprises of Open Plan Kitchen and Lounge Area, separate Double Bedroom with En-suite Shower Room. The property also benefits from access to a communal Washing Machine. There is a fixed utility charge of £125 PCM for single occupancy (£175 PCM for joint occupancy) to cover Gas, Electricity and Water.



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LOCATION

The Avenue is situated within a highly convenient position to the West of Lincoln City Centre. The property is within easy walking distance of the University of Lincoln, Brayford Waterfront and the City Centre, offering access to a wide range of shops, restaurants, cafes and leisure facilities. Lincoln Central Railway Station is also nearby, making the property well positioned for commuters. The area benefits from excellent transport links and convenient access to the A46 and surrounding road networks.

ACCOMMODATION

This modern One Bedroom Apartment is situated in the heart of the city and offers well presented accommodation throughout. The internal layout briefly comprises of an Open Plan Kitchen and Lounge Area, separate Double Bedroom and En-suite Shower Room. Residents also have access to a communal Washing Machine. A fixed utility charge of £125 PCM for single occupancy or £175 PCM for joint occupancy is payable in addition to the rent and covers Gas, Electricity and Water, providing a straightforward and convenient arrangement.

OUTSIDE

There is no parking available directly at the property. Local on street and permit parking is available nearby, subject to the relevant permissions and availability.

RENT AND DEPOSIT

The asking Rent for the property is £675.00 per calendar month and the Tenancy Deposit is £775.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £155.00.

There is a Fixed Utility Charge of £125 PCM (£175.00 if Joint Occupancy) to cover Gas, Electricity & Water Costs.

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 2024 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](https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act)

- Communal Washing Machine
- City Centre Location
- Open Plan Kitchen / Living
- Double Bedroom
- En-suite to Bedroom One
- Property Available Now
- Communal Entrance Hall
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)
- Gas Central Heating



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.

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