



## 1 The Withams, Newark Road

Lincoln, LN5 8RB

**£725 pcm**

### **OPEN PLAN LIVING**

The property briefly comprises of an Open Plan Living Accommodation and Kitchen with freestanding appliances, leading to Bedroom One, Bedroom Two and the Family Bathroom with shower overhead. Please note there is no allocated parking with this property.



# 1 The Withams, Newark Road, Lincoln, LN5 8RB

## LOCATION

Newark Road is situated to the south of Lincoln City Centre, offering convenient access to a range of local amenities including supermarkets, convenience stores, cafes and leisure facilities. Lincoln City Centre, the University of Lincoln and Lincoln Central Railway Station are all easily accessible, providing a wide range of shopping, dining and transport options. The property also benefits from excellent access to the A46 bypass and surrounding road networks.

## ACCOMMODATION

This well presented property offers modern Open Plan Living Accommodation throughout. The layout briefly comprises of an Open Plan Living Area and Kitchen with freestanding appliances, together with Bedroom One, Bedroom Two and the Family Bathroom with shower overhead. The property also benefits from built-in storage located within the hallway between the bedrooms and living space, providing useful additional storage options. An early viewing is recommended to appreciate the layout and convenience on offer.

## OUTSIDE

The property includes access to a communal outside space. Parking is available by permit at the nearby Bud Robinson Car Park. Further information regarding parking permits and availability should be sought directly from the Local Authority.

## RENT AND DEPOSIT

The asking Rent for the property is £725.00 per calendar month and the Tenancy Deposit is £835.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £165.00.

## 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/>

## 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>

- Two Bedroom Apartment
- No Allocated Parking
- Modern Fitted Bathroom
- Well Presented Throughout
- Neutrally Decorated Throughout
- Early Viewing Recommended
- Open Plan Living Area & Kitchen
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



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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 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.

