



13 Foss Bank
Lincoln, LN1 1TA

£995 pcm

EARLY VIEWING HIGHLY RECOMMENDED

The internal accommodation briefly comprises of a spacious Lounge, Dining Room with storage, Kitchen and downstairs Shower Room. To the First Floor there are Two Double Bedrooms, with an En-suite Bathroom to Bedroom One and additional built-in storage to Bedroom Two. The property further benefits from enclosed courtyard areas and permit on street parking.



13 Foss Bank, Lincoln, LN1 1TA

LOCATION

Foss Bank is situated in a highly convenient position close to Lincoln City Centre and the Brayford Waterfront. The property is within easy walking distance of a wide range of amenities including shops, supermarkets, restaurants, cafes and leisure facilities. The University of Lincoln and Lincoln Central Railway Station are also nearby, making the property well suited to professionals and commuters alike. The location further benefits from excellent access to the city's road network whilst enjoying a position close to the Fossdyke Canal and waterside walks.

ACCOMMODATION

Available for immediate occupation, an early viewing of this home is highly recommended. The internal accommodation comprises of a spacious Lounge leading to a separate Dining Room and Kitchen, with access to the downstairs Shower Room. To the First Floor, both Bedrooms are accessed via a small Landing. Bedroom One benefits from an En-suite Bathroom, whilst Bedroom Two offers useful built-in storage. The property provides characterful and well maintained accommodation throughout, and viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from enclosed courtyard areas to both the front and rear. Parking is available on street by way of a residents' permit.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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 2025 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 Double Bedrooms
- En Suite Bathroom
- Early Viewing Recommended
- Two Reception Rooms
- Endosed Rear Courtyard
- On Street Permit Parking
- Downstairs Shower Room
- EPC Energy Rating - D
- 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 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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