



**125 Riverside Drive**

Lincoln, LN5 7NZ

**£800 pcm**

**PART FURNISHED, ALLOCATED PARKING SPACE!**

The internal accommodation briefly comprises of an Entrance Hall, Open Plan Living, Kitchen and Dining Area with Integrated Appliances and a Juliet Balcony, Double Bedroom with Fitted Wardrobes and Bathroom. The property further benefits from an Allocated Parking Space.



#### LOCATION

Riverside Drive is situated close to Lincoln City Centre, with the property positioned within easy reach of the High Street, Brayford Waterfront and the range of shops, cafés, restaurants and leisure facilities available throughout the City. The University of Lincoln and Lincoln Railway Station are also within convenient reach, with regular bus services providing further access across the City. The nearby A15 and A57 provide connections towards the wider Lincolnshire road network.

#### ACCOMMODATION

This modern Ground Floor Apartment is situated in a tucked-away setting within close proximity to Lincoln City Centre. The apartment has a spacious Open Plan Living, Kitchen and Dining Area, with Integrated Appliances and a Juliet Balcony providing plenty of natural light. There is a Double Bedroom with Fitted Wardrobes and a Bathroom, with the Entrance Hall providing access to the accommodation. The property is offered Part Furnished and a viewing should be arranged.

#### OUTSIDE

The property benefits from an Allocated Parking Space situated to the front of the building.

#### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

#### 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 week's 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.

#### AGENTS NOTE

Please note that the utility charge for water only will be payable to the Agent/Landlord based on usage.

#### 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/guide-to-the-renters-rights-act>

- One Double Bedroom
- Open Plan Living and Kitchen
- Modern Kitchen With Appliances
- Allocated Parking Space
- City Centre Location
- Part Furnished
- Electric Heating
- Sorry, No Pets
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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.