



**48a High Street**

Lincoln, LN5 8AS

**£695 pcm**

**CENTRAL LOCATION!**

This Second Floor Apartment is conveniently located in the South of the City within walking distance to the City Centre. The Apartment briefly comprises of an Entrance Stairwell, Open plan Living space with modern Kitchen, Two Bedrooms and a Bathroom.



## LOCATION

The apartment is located on the second floor overlooking the High Street to the South of the City Centre. It is within walking distance to a number of local amenities and local transport links.

## ACCOMMODATION

The property is accessed via a gated entry leading to a Communal Stairway. As you enter the property there is an Entrance Hall leading to the stairs where the accommodation comprises of an Open Plan Living Accommodation and Kitchen, Two Double Bedrooms and Bathroom with shower over the bath.

## OUTSIDE

There is no allocated parking but on street parking is found on neighbouring streets.

## RENT & DEPOSIT

The asking Rent for the property is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00.

## 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

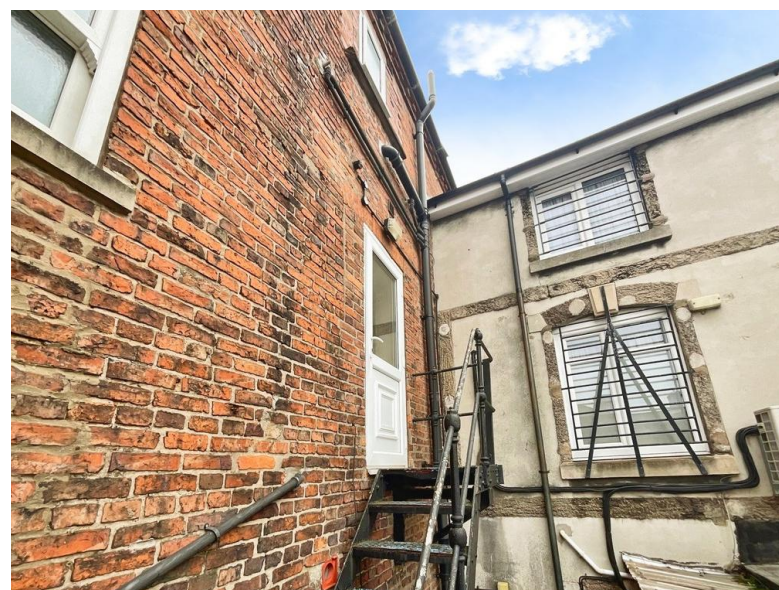
By prior appointment through Mundys.

## 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>

- First Floor Living Accommodation
- Open Plan Living & Kitchen
- Central Location - Gated Entry
- On Street Parking Available
- Property Available Now
- Bathroom with Shower Overhead
- Electric Heating to Property
- EPC Energy Rating - E
- Council Tax Band - A (Lincoln City Council)
- Viewing Highly Recommended



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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