



**291a Monks Road**

Lincoln, LN2 5LA

**£750 pcm**

**AVAILABLE NOW!**

The internal accommodation briefly comprises of an Entrance Hall leading to a Bathroom, Kitchen, spacious Lounge and a large Double Bedroom. On street parking is available within the surrounding area, with no allocated parking space included.



### LOCATION

Monks Road is situated to the east of Lincoln City Centre and offers convenient access to a wide range of local amenities. Nearby facilities include supermarkets, convenience stores, cafes, takeaways and healthcare services, whilst Lincoln City Centre provides a broader range of shopping, leisure and dining options. The property is also well positioned for access to Lincoln County Hospital, Lincoln College and Lincoln Central Railway Station. Regular bus services operate along Monks Road, providing convenient transport links across the city.

### ACCOMMODATION

This First Floor One Bedroom Apartment is available now and offers internal accommodation briefly comprising of an Entrance Hall leading to a Bathroom with Shower Overhead, Kitchen, Double Bedroom and a spacious Lounge.

### OUTSIDE

The property benefits from a communal courtyard/garden to the front. On street parking is available within the surrounding area.

### RENT AND DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00.

### 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/>

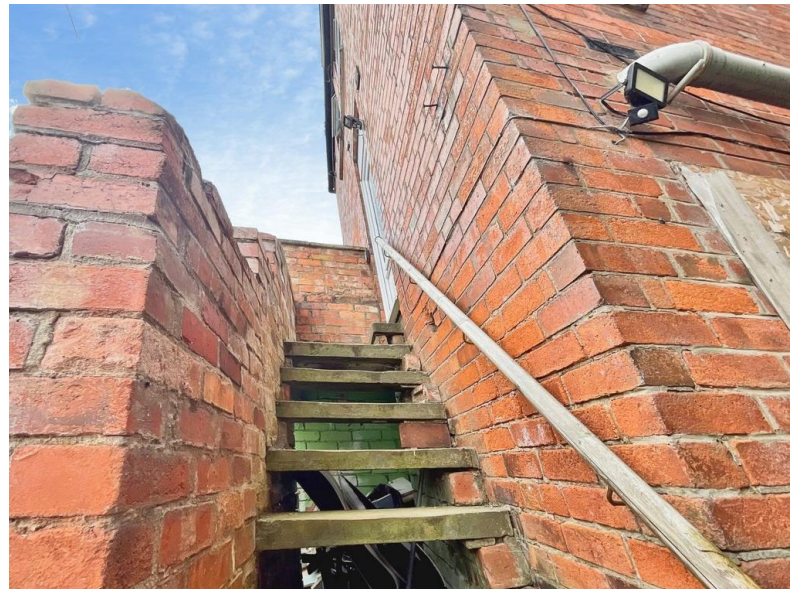
### VIEWINGS

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>

- One Double Bedroom
- Spacious Lounge
- Separate Kitchen
- Bathroom with Shower Overhead
- On Street Parking
- Communal Garden to the Front
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City)
- Viewing Recommended



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

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.