



147 Angelica Road

Lincoln, LN1 1BE

£895 pcm

AVAILABLE NOW, VIEWING HIGHLY RECOMMENDED!

Situated to the West of Lincoln City Centre, this First Floor Apartment boasts internal accommodation including an Entrance Hall, Kitchen, Lounge, Balcony, Two Bedrooms and a Bathroom. The property also benefits from gas central heating and allocated parking.



LOCATION

The property is situated to the West of the Cathedral City of Lincoln, providing easy access to the A46 and A57, Lincoln University and Lincoln City Centre. The property overlooks the Fossdyke Canal is close to the West Common and benefits from easy access to a range of local amenities.

ACCOMMODATION

This First Floor Apartment is accessed via a Communal Entrance Hall and Stairwell. The property provides internal accommodation briefly comprising of an Entrance Hall with storage cupboard, Open Plan Living Room with patio doors leading to Balcony and Fitted Kitchen, Bedroom One with built-in wardrobes, Bedroom Two and a Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the condition of the accommodation on offer.

OUTSIDE

The property benefits from a single allocated parking space. A balcony is accessed from the Open Plan Living Room.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

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.

RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect 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>

- Available Now
- Balcony & Allocated Parking
- Viewing Required
- Good Access to Local Amenities
- Desirable West City Location
- Well Presented Accommodation
- Built-in Wardrobes to Bedroom One
- Gas Central Heating & UPVC Double Glazing
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - B



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.