



81 Angelica Road

Lincoln, LN1 1BE

£900 pcm

BALCONY OVERLOOKING CANAL - ALLOCATED PARKING. Apartment briefly comprises of Entrance Hall, Storage Cupboard, Bathroom with bath and a shower overhead, Two Double Bedrooms and Open Plan Kitchen and Living Accommodation.



LOCATION

Located to the West of the Historic City of Lincoln with excellent access out to the A46 and close to the City Centre. The property is located next to the Fossdyke Canal with stunning waterside views and is served by a range of local amenities, leisure facilities and schools.

ACCOMMODATION

The apartment briefly comprises; Entrance Hall, Storage Cupboard, Open Plan Kitchen and Living area with Balcony overlooking the Canal, Bathroom with Bath and Shower Overhead and Two Bedrooms.

OUTSIDE

The property is located in a stunning position overlooking the Fossdyke Canal with communal garden and allocated parking.

RENT & DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

Holding Deposit - £205.00

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/>

VIEWING

By prior appointment through Mundys.

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.

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>

- Luxury Two Bed Apartment
- Waterside Position near Canal
- Walking Distance to City Centre
- Allocated Parking
- Secured Entry
- Balcony overlooking Canal
- Integrated Appliances
- EPC Energy Rating - B
- Council Tax Band - B
- No Pets Allowed



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.