



136a Burton Road

Lincoln, LN1 3LW

£750 pcm

APARTMENT AVAILABLE NOW

The property briefly comprises of an Entrance Hall with storage cupboard, Shower Room, Lounge, Kitchen and One Double Bedroom. On street permit parking is available nearby.



LOCATION

Burton Road is situated to the north of Lincoln City Centre and offers a wide range of local amenities including independent shops, cafes, takeaways and public houses. The property is within close proximity to further facilities, with Lincoln City Centre accessible, providing supermarkets, retail outlets, leisure amenities and Lincoln Central railway station.

ACCOMMODATION

This One Double Bedroom Apartment is available now and is accessed via a Communal Stairway. The internal accommodation comprises of an Entrance Hall with storage cupboard, providing access to the Shower Room, one double Bedroom, a spacious Lounge and Kitchen.

OUTSIDE

On street parking is available to the front, with permit parking available on neighbouring streets.

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.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/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.

THE 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>

- On Street & Permit Parking
- One Double Bedroom
- Communal Stairway for Access
- Shower Room
- Additional Storage Cupboard
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

