



63 Angelica Road

Lincoln, LN1 1BE

£895 pcm

BALCONY OVERLOOKING THE FOSS!

Apartment briefly comprises an Entrance Hall leading to an Open Plan Living Room and Kitchen, Bedroom One, Bedroom Two and Family Bathroom with shower over the bath and built-in storage. There is also a Balcony overlooking the Foss and one allocated Parking Space.



LOCATION

Located on Angelica Road, the property is situated to the north of Lincoln city centre. The surrounding area provides access to local amenities and bus services, with Lincoln city centre nearby and offering a range of shops, restaurants, leisure facilities and everyday services. The property is also close to the Fosdyke Navigation, with the Brayford Pool and River Witham located towards the city centre.

ACCOMMODATION

This well presented Two Bedroom Apartment is available now and offers an Open Plan Living and Kitchen Area, with the Kitchen benefiting from built-in appliances including Fridge Freezer and Washing Machine. The Entrance Hall provides access to Bedroom One, Bedroom Two and the Family Bathroom, which has a bath and overhead shower. Further built-in storage is also located off the Hallway, while the Lounge benefits from access to the Balcony overlooking the Foss.

OUTSIDE

The apartment is accessed via a communal entrance hall and is situated on the second floor. There is one allocated Parking Space with the apartment, together with a Balcony accessed from the Lounge and overlooking the Foss.

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.

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/>

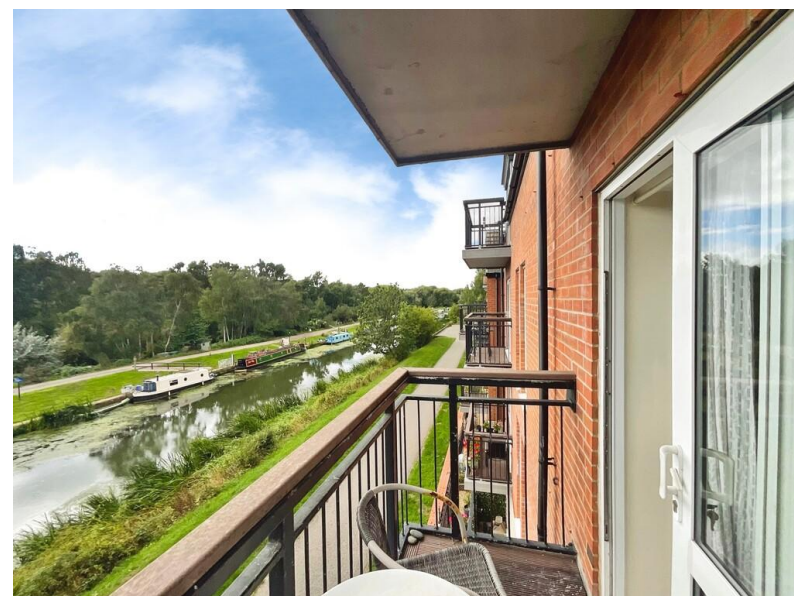
VIEWINGS

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>

- Apartment Available Now
- Early Viewing Recommended
- Open Plan Living and Kitchen
- Built in Storage to Hallway
- One Allocated Parking Space
- Balcony Overlooking Foss
- Second Floor Apartment
- EPC Energy Rating - B
- Council Tax Band - B (Lincoln City Council)



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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.