



**53b Yarborough Road**

Lincoln, LN1 1HS

**£850 pcm**

**AVAILABLE NOW WITH ALLOCATED PARKING**

The property briefly comprises of an Entrance Hall leading to a Living Room, Kitchen, Bathroom, Bedroom One with Dressing Room / Office and Bedroom Two. The property also benefits from communal gardens and one allocated parking space.



### LOCATION

Yarborough Road is situated just to the north of the City Centre of Lincoln, within easy reach of a range of local amenities including shops, cafés and convenience stores. The property is well positioned for access to the historic uphill area, including Lincoln Cathedral and Lincoln Castle, as well as the wider city centre and transport links including Lincoln Railway Station.

### ACCOMMODATION

Having recently been extended, this Apartment must be viewed to fully appreciate the size of the accommodation on offer. Accessed via a Communal Stairway, the Entrance Hall provides access to all rooms including a spacious living Room and Kitchen, both enjoying panoramic views across the city. Bedroom One benefits from a separate Dressing Room / Office, alongside Bedroom Two and a newly fitted Family Bathroom with bath and separate shower cubicle.

### OUTSIDE

One allocated parking space is located to the rear of the building, with a permit provided by the landlord. The parking area benefits from Electric Vehicle Charging points.

### RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £195.00.

### TENANCY TERM

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

### 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/>

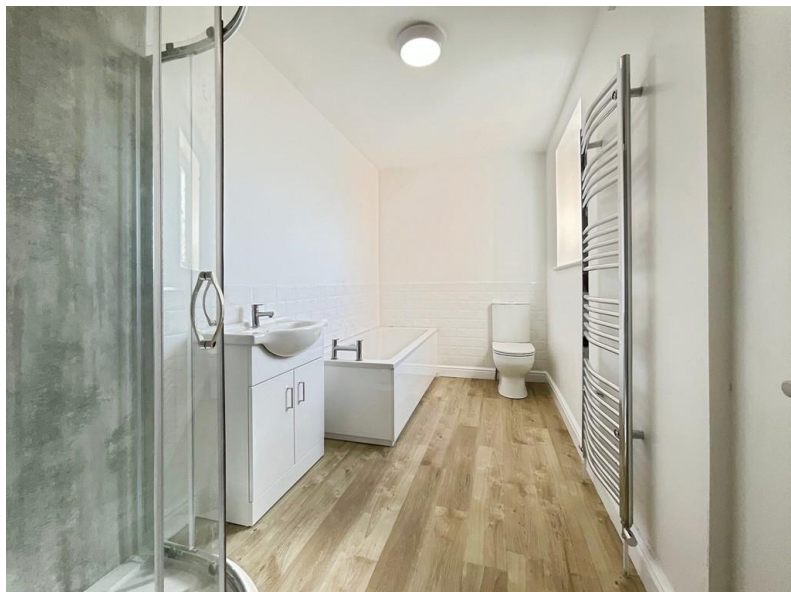
### THE RENTERS RIGHTS ACT 2025

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>

### VIEWINGS

By prior appointment through Mundys.

- Two Bedroom Apartment
- Newly Fitted Bathroom
- Allocated Parking Space
- Spacious Lounge Overlooking City
- Walking Distance to City Centre
- Dressing Room / Office
- Recently Extended Apartment
- Property Available Now
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



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.

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