



Flat 5, Alexander House, St. Annes Road Lincoln, LN2 5RA

£950 pcm

PRIME LOCATION, ALLOCATED PARKING

The property briefly comprises of an Entrance Hall leading to a spacious Lounge, Kitchen and Shower Room. Bedroom One and Bedroom Two are both double in size. Allocated parking space to the front and communal grounds.



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LOCATION

St. Annes Road is situated to the north of Lincoln City Centre, within a well regarded residential area just off Nettleham Road. The property is ideally positioned for access to Lincoln County Hospital, making it particularly convenient for hospital staff and healthcare professionals. A wide range of nearby amenities are available along Nettleham Road including supermarkets, convenience stores, cafes, takeaways and public houses. Lincoln City Centre, the Bailgate area and Lincoln Cathedral are all easily accessible, together with regular bus routes and road links to the A15 and Lincoln Eastern Bypass.

ACCOMMODATION

This property is situated within an exclusive development of apartments within a period building. The accommodation is accessed via a Communal Entrance Hall leading to a Private Entrance Lobby, Open Plan Lounge Diner with bay window, Fitted Kitchen, Bedroom One, Bedroom Two and Family Shower Room. The apartment has been redecorated throughout and viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from a single allocated parking space within a communal parking area. A communal garden is located to the rear of the property and is finished with AstroTurf grass and a paved seating area.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 Per Calendar Month. The Tenancy Deposit is £1,095.00 equal to 5 weeks Rent.

The Holding Deposit for this property is £215.00.

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/>

VIEWING

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>

- Two Double Bedroom Apartment
- Exclusive Development of a Period Property
- One Allocated Parking Space
- Open Plan Living Area
- Communal Garden
- Viewing Recommended
- Ideal Location for Lincoln County Hospital
- EPC Energy Rating - C
- Council Tax - A (Lincoln City Council)



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.

