



## 6 The Withams

Newark Road, Lincoln, LN5 8RB

**£850 pcm**

**RECENTLY RENOVATED WITH ALLOCATED PARKING.**

Recently improved with new flooring and full redecoration throughout, the property briefly comprises of an Entrance Hall, built-in Storage, Kitchen with appliances, Lounge with Juliette Balcony and stairs rising to the First Floor Landing providing access to Bedroom One and Bedroom Two.



## 6 The Withams , Newark Road, Lincoln, LN5 8RB

### LOCATION

The Withams is situated just off Newark Road to the south of Lincoln City Centre, offering convenient access to a wide range of amenities including supermarkets, shops, cafes and leisure facilities. The property is within easy reach of the University of Lincoln, Lincoln Central Railway Station and the city centre, making it well positioned for commuters and those wishing to enjoy the nearby Brayford Waterfront. Excellent road links via the A46 and regular public transport services further enhance the property's convenient location.

### ACCOMMODATION

This well presented Two Bedroom Apartment offers accommodation over Two Floors and has recently been renovated throughout, including full redecoration and newly fitted carpets, leaving the property in excellent condition. The internal accommodation briefly comprises of Entrance Hall with useful built in storage, Kitchen with freestanding Washing Machine and Fridge Freezer (provided but not maintained by the landlord during the tenancy), spacious Lounge with Juliette Balcony and a Bathroom fitted with a Shower Overhead. Stairs rise to the First Floor Landing providing access to Bedroom One and Bedroom Two, both of which are generous Double Rooms. An early viewing is highly recommended to appreciate the standard of accommodation on offer.

### OUTSIDE

The property benefits from one allocated parking space together with access to well maintained communal courtyard.

### 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.

### 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 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>

- Two Storey Apartment
- Two Double Bedrooms
- Allocated Parking to Front
- Property Available Now
- Fully Redecorated Throughout
- Newly Fitted Carpets
- Bathroom with Shower Overhead
- Apartment Available Now
- EPC Energy Rating - D
- 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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