



11 Fitzwilliam Court, Union Street
Market Rasen, LN8 3FA

£675 pcm

MODERN OPEN PLAN LIVING

Briefly comprises an Entrance Hall leading to an Open Plan Living, Dining and Kitchen Area, with the Landing providing access to the Double Bedroom and Family Bathroom with shower over the bath. Please note, there is no allocated parking or outside space included with the apartment.



LOCATION

Fitzwilliam Court is situated on Union Street in the centre of Market Rasen, providing convenient access to the town's range of amenities. The town offers a variety of shops, supermarkets, cafés, restaurants, public houses and everyday facilities, all within easy reach. Market Rasen Railway Station is also nearby, providing rail links to Lincoln and Grimsby, while the A46 offers convenient road connections to Lincoln, the wider Lincolnshire Wolds and surrounding areas.

ACCOMMODATION

This well presented apartment offers modern open plan living and is ideally located within Market Rasen. The accommodation briefly comprises an Entrance Hall leading to an Open Plan Living, Dining and Kitchen Area, Double Bedroom and fully fitted Bathroom with shower over the bath. The apartment provides well proportioned accommodation and is ideally suited to a single occupant or couple. An early viewing is highly recommended to appreciate the accommodation on offer.

OUTSIDE

There is no allocated parking or outside space included with the apartment. A parking pass can be purchased for use at a nearby car park, with further information available from the local authority.

RENT AND DEPOSIT

The asking Rent for the property is £675.00 per calendar month and the Tenancy Deposit is £775.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £155.00.

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>

- One Bedroom Top Floor Apartment
- Open Plan Living & Kitchen
- Kitchen with Appliances
- Bathroom with Shower Overhead
- Parking Available at Nearby Car Park
- Electric Heating
- EPC Energy Rating - D
- Council Tax Band - A (West Lindsey District 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.