



Flat 1, 136 West Parade

Lincoln, LN1 1LF

£750 pcm

FIXED UTILITY - GAS, WATER, COMMUNAL ELECTRICITY AND GARDENER - £100PCM

This apartment briefly comprises of an Open Plan Living Accommodation and Kitchen, one Double Bedroom and En-suite Shower Room. The property benefits from a shared communal courtyard and on-street permit parking.



LOCATION

West Parade is situated just off West Parade in central Lincoln, within easy walking distance of Lincoln's Cathedral Quarter and the historic Bailgate area. The property is conveniently located for access to local shops, cafes, and restaurants, with Lincoln city centre amenities close by, including supermarkets, boutique stores, and public transport links.

ACCOMMODATION

This fully furnished One Bedroom Apartment is available now and provides internal accommodation comprising of an Open Plan Living Accommodation and Kitchen, leading to one Double Bedroom with En-suite Shower Room. Please note that in addition to the monthly rent, there is a fixed utility charge of £100PCM which covers Gas, Water, Communal Electricity and a Gardener for the communal courtyard.

OUTSIDE

The property benefits from on-street permit parking to the front and a communal courtyard to the rear. The apartment is accessed via a communal entrance hall, which is maintained by the owner.

RENT AND DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00.

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/>

VIEWINGS

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>

- One Double Bedroom
- Fully Furnished Apartment
- Apartment Available Now
- On Street Permit Parking Only
- Communal Courtyard to Rear
- Open Plan Living & Kitchen
- Fixed Utility Cost - Gas, Water, Communal Electricity and Gardener
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C

