



Flat 3, 136 West Parade

Lincoln, LN1 1LF

£895 pcm

HIGH SPECIFICATION FINISH THROUGHOUT

The property briefly comprises an Entrance Hall, Storage Cupboard, Two Bedrooms, Open Plan Living Accommodation with Kitchen and Shower Room housing plumbing for a Utility Area. Parking is available on street by way of a permit.



ACCOMMODATION

This well presented, Two Bedroom Apartment must be viewed to appreciate the high specification finish throughout. The internal accommodation comprises an Entrance Hall leading to Two Bedrooms and Open Plan Living and Kitchen, which leads to a Shower Room with plumbing for a washing machine.

LOCATION

West Parade is ideally positioned for professionals, the property is within walking distance of Lincoln City Centre, offering an array of shops, cafés, bars, and restaurants. Excellent transport links via the A46 and local bus routes provide quick access to the wider city and surrounding business hubs. The nearby waterfront and cultural attractions, including Lincoln Cathedral and the historic Bailgate area, make this a vibrant and convenient location for modern city living.

OUTSIDE

There is a shared communal courtyard, and permits are available for on-street parking.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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 week's rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

Fixed utilities charge of £115.00 PCM in addition to the monthly rent in respect of water, gas and communal electricity. Apartment Electricity and Council tax not included and are payable to the relevant suppliers.

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>

- Two Double Bedrooms
- High Specification Finish
- On Street Permit Parking Only
- Open Plan Living Accommodation
- Communal Outside Space
- Fixed Utility Charge - £110pcm
- Utility Area to Bathroom
- Walking Distance to City Centre
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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.