

57c Yarborough Road

Lincoln, LN1 1HS

£800 pcm

AVAILABLE NOW WITH ALLOCATED PARKING

The property briefly comprises of an Entrance Hall leading to a Living Room, Kitchen, Bathroom, Bedroom One with Dressing Room / Office and Bedroom Two. The property also benefits from communal gardens and one allocated parking space.





57c Yarborough Road, Lincoln, LN1 1HS

LOCATION
Yarborough Road is situated just to the North of the City Centre of Lincoln, within easy reach of a range of local amenities including shops, cafés and convenience stores. The property is well positioned for access to the historic uphill area, including Lincoln Cathedral and Lincoln Castle, as well as the wider city centre and transport links including Lincoln Railway Station.

ACCOMMODATION
Having recently been extended, this Apartment must be viewed to fully appreciate the size of the accommodation on offer. Accessed via a Communal Stairway, the Entrance Hall provides access to all rooms including a spacious Living Room and Kitchen, both enjoying panoramic views across the city. Bedroom One benefits from a separate Dressing Room / Office, Bedroom Two and a Family Bathroom with bath and separate shower cubicle.

OUTSIDE
One allocated parking space is located to the rear of the building, with a permit provided by the landlord. The parking area benefits from Electric Vehicle Charging points.

RENT AND DEPOSIT
The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

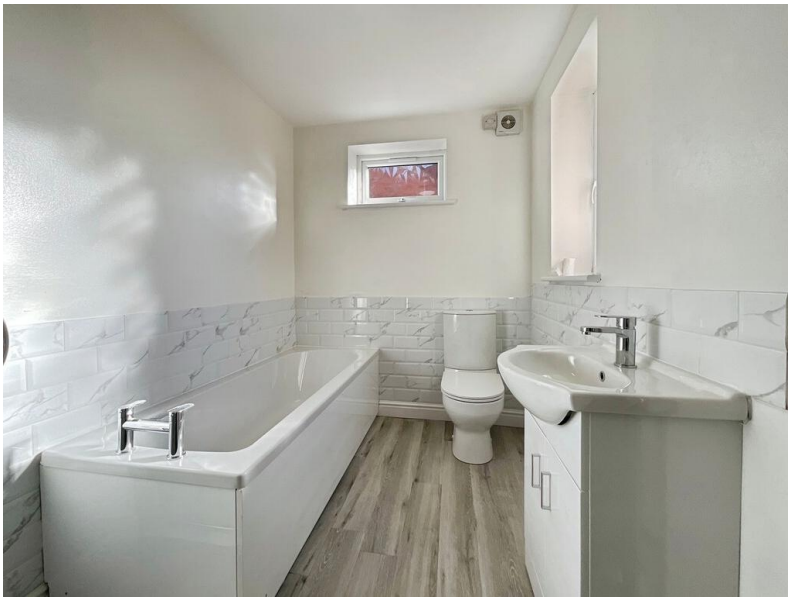
ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/help/lettings-fees-information-for-tenants/

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

- Two Double Bedroomed Apartment
- Second Floor Apartment
- City Centre Location
- Spacious Kitchen Dining Room
- Lounge with Panoramic Views over City
- Allocated Parking Space
- Electric Charging Points Available
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C







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LN2 1JB

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman