



25 Tanners Court

Lincoln, LN5 7AG

£895 pcm

SECURED GATED PARKING SPACE

Property briefly comprises an Entrance Hall with two built-in storage cupboards leading to an Open Plan Kitchen and Lounge with Juliet Balcony, Bedroom One with En-suite Shower Room and built-in wardrobes, Bedroom Two and Family Bathroom with bath and shower over. Please note, the property is accessed via a communal entrance and stairway and there is no outside space.



LOCATION

Tanners Court is situated in a convenient position within Lincoln, close to the City Centre and a range of local amenities. Lincoln's High Street, Brayford Waterfront and historic Cathedral Quarter are all within easy reach, providing a wide selection of shops, restaurants, cafés and leisure facilities. Lincoln Central Railway Station and the University of Lincoln are also nearby, providing convenient access to rail and public transport links

ACCOMMODATION

Available for immediate viewing, this well presented Two Bedroom Apartment offers spacious and practical accommodation throughout. The internal accommodation comprises an Entrance Hall with two built-in storage cupboards leading to an Open Plan Living and Kitchen Area with Juliet Balcony. The accommodation further provides Bedroom One with built-in wardrobes and En-suite Shower Room, Bedroom Two and a Family Bathroom fitted with a bath and shower over. The apartment is accessed via a communal entrance and stairway and offers a secure and convenient living environment

OUTSIDE

The apartment is accessed via a communal entrance hall and stairway and does not benefit from any private outside space. There is, however, one allocated parking space within the secured gated parking area, provided solely for the use of the occupier.

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 weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

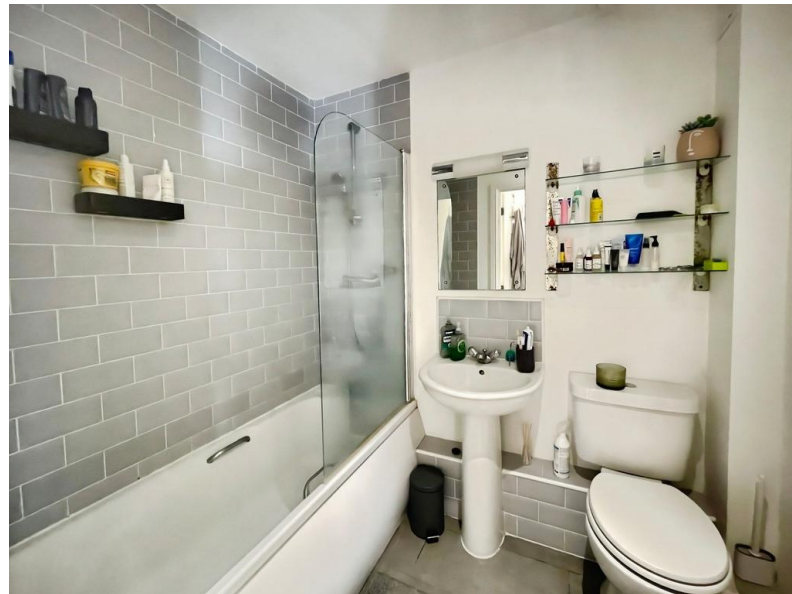
VIEWINGS

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>

- Bedroom One with En-Suite Shower
- Family Bathroom with Overhead Shower
- One Allocated Parking Space
- City Centre Location
- Open Plan Living and Kitchen
- Communal Entrance and Stairs
- Early Viewing Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - B



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.