

# 18 Manrico Drive

Lincoln, LN1 1AD

## £950 pcm

**REDECORATED, NEW FLOORING AND BRAND NEW BATHROOM!**

Comprising an Entrance Hall, WC, Lounge and Dining Kitchen. Stairs and First Floor Landing leading to Two Bedrooms and Family Bathroom with shower. The property also benefits from Gas Central Heating, Double Glazing, Off Street Parking and Garden.





# 18 Manrico Drive, Lincoln, LN1 1AD

**LOCATION**
The property is situated within an established residential area to the west of the Cathedral City of Lincoln. The property benefits from easy access to Lincoln City Centre, A46 and A57 road network. The property has good access to range of local amenities including shops, schools, leisure facilities and supermarkets.

**ACCOMMODATION**
The internal accommodation has been fully redecorated and briefly comprises an Entrance Hall, WC, Lounge, under stairs storage, Dining Kitchen with patio doors leading to the Garden. Stairs to the First Floor Landing with airing cupboard, leading to Bedroom One with built-in wardrobes and storage cupboard, Bedroom Two with built-in wardrobes and Family Bathroom.

**OUTSIDE**
The property has front and rear gardens. The rear garden is tiered and finished with a mix of patio and Astroturf coverings. The property benefits from a single allocated parking space situated to it's rear.

**RENT AND DEPOSIT**
The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

**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

- Desirable West City Location
- Off Street Parking
- Newly Decorated and Brand New Bathroom
- Easy Access to Lincoln City Centre
- Brand New Heating System
- New Flooring
- Two Double Bedrooms
- Bathroom and Downstairs WC
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)







**Museum Court**
**Grantham Street**
**Lincoln**
**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