



## 7 Wheatfield Road

Lincoln, LN6 0PS

**£800 pcm**

**PROPERTY AVAILABLE NOW - GARDENER INCLUDED WITHIN THE RENT**

The apartment briefly comprises of a Spacious Kitchen, Lounge, Bedroom One, Bedroom Two and a Family Bathroom with overhead shower, along with built in storage. The property also benefits from an enclosed rear courtyard garden.



## Wheatfield Road, Lincoln, LN6 0PS

### LOCATION

Wheatfield Road is situated to the South West of Lincoln City Centre, within a residential area off Tritton Road. The property is within close proximity to a range of local amenities including supermarkets, convenience stores and retail units at the nearby Tritton Retail Park. Further facilities are available within Lincoln City Centre, including shops, leisure amenities and Lincoln Central railway station, providing transport links to surrounding areas.

### ACCOMMODATION

This First Floor Apartment is available now and offers internal accommodation comprising of an Entrance Hall with stairs rising to the First Floor Landing, providing access to a storage cupboard, Spacious Kitchen, Lounge, Bedroom One, Bedroom Two and a Family Bathroom with overhead shower.

### OUTSIDE

On street parking only. Enclosed courtyard to the rear with a shed providing storage. A gardener is included within the monthly rent.

### 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.

### 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>

- Property Available Now
- Two Double Bedrooms
- Gardener Included with the Rent
- Family Bathroom with Overhead Shower
- First Floor Living Accommodation
- Spacious Kitchen Breakfast Room
- Popular Residential Location
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



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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 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.

