



93 Angelica Road

Lincoln, LN1 1BE

£900 pcm

BALCONY WITH VIEW OVER FOSS DYKE.

The internal accommodation comprises of an Entrance Hall leading to a Storage Cupboard, Bedroom One, Bedroom Two, Family Bathroom with shower overhead, Open Plan Living Accommodation with Kitchen and a balcony off the Lounge overlooking Foss Dyke.



Angelica Road, Lincoln, LN1 1BE

LOCATION

Angelica Road is situated close to Lincoln City Centre, the property benefits from nearby shops, cafés, and amenities. Local schools and childcare facilities are within easy reach, while the Foss Dyke offers riverside walks and leisure opportunities. Excellent road links provide quick access to the A46 and surrounding villages, combining city convenience with scenic surroundings.

ACCOMMODATION

Accessed via a Communal Entrance, this Apartment offers well arranged accommodation including an Entrance Hall with built-in storage, Bedroom One, Bedroom Two and a Family Bathroom with bath and overhead shower. The Open Plan Living and Kitchen area opens onto a Balcony from the Lounge, providing outdoor seating and picturesque views over the Foss Dyke.

OUTSIDE

One allocated parking space is included and the balcony provides private outdoor seating.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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>

- Two Double Bedrooms
- Apartment Available Now
- Balcony Overlooking Foss Dyke
- Open Plan Living and Kitchen
- Walls Newly Decorated
- One Allocated Parking Space
- Viewing Highly Recommended
- EPC Energy Rating - B
- Council Tax Band - B (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.

