



2 The Maltings Court

Market Rasen, LN8 3AZ

£800 pcm

NEWLY DECORATED THROUGHOUT

Briefly comprises an Entrance Hall, Open Plan Living Accommodation with Kitchen and Dining Area, Two Double Bedrooms and Family Bathroom with Utility Area. The property also benefits from one allocated parking space to the rear of the building.



2 The Maltings Court, Market Rasen, LN8 3AZ

LOCATION

Maltings Court is situated within a convenient position in the popular market town of Market Rasen, providing easy access to the town centre and its range of local amenities. Market Rasen offers a variety of shops, supermarkets, cafés, restaurants, public houses and everyday facilities, with further amenities available in the surrounding villages. Market Rasen Railway Station is within easy reach, providing rail links towards Lincoln and Grimsby, while the A46 provides convenient road connections to Lincoln and the wider Lincolnshire Wolds.

ACCOMMODATION

This bright and well presented luxury apartment offers spacious accommodation suited to modern living, while retaining and enhancing the character features associated with this Grade II Listed setting. The internal accommodation briefly comprises a Reception Hallway, Walk-in Storage Cupboard, Two Double Bedrooms, Family Bathroom with adjoining Utility Area, and an Open Plan Living Room with Study Area, archway leading to the Dining Area and Modern Fitted Kitchen with a range of quality integrated appliances. The property has been newly decorated throughout and an early viewing is recommended to appreciate the accommodation and character features on offer.

OUTSIDE

The apartment is accessed via a communal stairway shared with one other apartment. The property benefits from one allocated parking space located to the rear of the building.

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/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 tenants. 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>

- Immaculately Presented Apartment
- Grade II Listed Building
- Two Double Bedrooms
- Bathroom with Utility Area
- Kitchen with fitted Appliances
- Lounge, Dining Area & Kitchen
- Built-in Storage Cupboard
- Allocated Parking Space to Rear
- Council Tax Band - A (West Lindsey District Council)
- EPC Energy Rating - B



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.

