



143 Angelica Road

Lincoln, LN1 1BE

£900 pcm

This is a spacious Two Bedroom Apartment situated within walking distance to the City Centre & overlooking Fosse Canal. The internal accommodation briefly comprises of an Entrance Hall, Open Plan Kitchen - Lounge with Balcony, Two Bedrooms and Bathroom with shower. Also with secured entry and allocated parking.



LOCATION

The property is situated within this modern development located within close proximity to Lincoln City Centre. Walkways along the Fossdyke in either direction are accessible and there is very easy access to all amenities and facilities in Lincoln City Centre, including High Street Shops and Superstores, Supermarkets, Leisure Facilities and all grades of Schooling. The popular West Common is also close-by.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall, Open Plan Kitchen with appliances and Lounge with Balcony, Two Bedrooms and Bathroom with shower. The property also benefits from secured entry and allocated Parking.

OUTSIDE

There is an allocated parking space and balcony off the lounge overlooking the canal.

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.

CHARGES TO TENANTS

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/>

VIEWING

By prior appointment through Mundys.

RENTERS RIGHTS ACT

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 Bedroom Apartment
- Close to City Centre
- Balcony Overlooking Canal
- Secured Telephone Entry
- Allocated Parking
- Open Plan Lounge & Fitted Kitchen
- Gas Central Heating
- Viewing Highly Recommended
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - B



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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 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.