



47 Riverside Drive

Lincoln, LN5 7PB

£950 pcm

FULLY REDECORATED WITH NEW FLOORING

The property briefly comprises of an Entrance Hall, Lounge, Kitchen with built-in appliances, Bedroom One, Bedroom Two and a Bathroom with overhead shower. The property also benefits from a balcony with riverside views and an allocated parking space.



Riverside Drive, Lincoln, LN5 7PB

LOCATION

Riverside Drive is situated to the south of the City Centre of Lincoln, running alongside the River Witham. The property is within close proximity to the High Street, offering a wide range of shops, supermarkets, cafés and restaurants, along with easy access to Lincoln Railway Station. The nearby University of Lincoln and Brayford Waterfront provide further leisure and dining options, all within walking distance.

ACCOMMODATION

This apartment has been newly decorated throughout with new flooring recently fitted and offers well presented internal accommodation. The Entrance Hall provides access to all rooms including Bedroom One with built-in wardrobes, Bedroom Two, a Bathroom with overhead shower and a Kitchen fitted with appliances including a fridge freezer and washing machine. The spacious Lounge provides access to the balcony overlooking the riverside.

OUTSIDE

The property benefits from an allocated parking space and a balcony with riverside views.

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.

There is a fixed water cost of £45.00 per month payable to the Landlord.

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/>

VIEWING

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation has been 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>

- Two Double Bedrooms
- One Allocated Parking Space
- Property Available Now
- Riverside Views and Balcony
- Kitchen with Built in Appliances
- Newly Decorated Throughout
- New Flooring Throughout
- Fixed Water Cost - £45pcm
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - C



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.

