



**162 Woodfield Avenue**

Lincoln, LN6 0LR

**£800 pcm**

**GROUND FLOOR APARTMENT - AVAILABLE NOW**

The property briefly comprises of an Entrance Hall leading to a Lounge, Kitchen, Family Bathroom with overhead shower, Bedroom One and Bedroom Two. The property also benefits from a courtyard garden to the rear and on street parking to the front.



### LOCATION

Woodfield Avenue is situated to the South West of Lincoln within a well established residential area. The property is conveniently located for access to a range of local amenities including supermarkets, shops and schooling, along with regular bus routes into the City Centre. The nearby A46 bypass also provides convenient transport links to the surrounding areas.

### ACCOMMODATION

Available now, the internal accommodation briefly comprises of an Entrance Hall leading to built-in storage, a Kitchen with freestanding cooker and washing machine, Lounge with built-in furniture, Bedroom Two with access to the courtyard garden, Bedroom One and a Family Bathroom with overhead shower.

### OUTSIDE

There is a courtyard garden to the rear with on street parking available to the front.

### 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 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
- Family Bathroom with Overhead Shower
- Property Available Now
- Courtyard to the Rear
- Spacious Lounge
- On Street Parking to Front
- Popular Residential Location
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

