



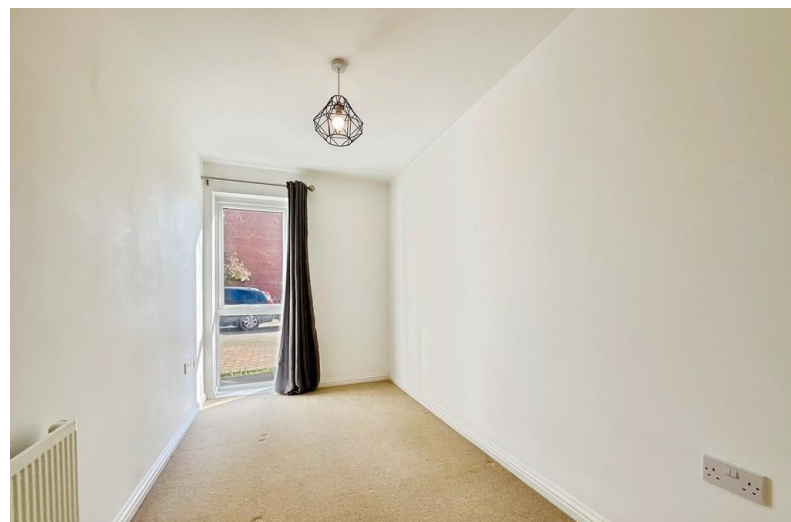
39 Angelica Road

Lincoln, LN1 1BE

£900 pcm

BALCONY OVERLOOKING THE FOSSDYKE CANAL

The apartment briefly comprises of an Entrance Hall, Family Bathroom, Two Bedrooms and an Open Plan Living Accommodation and Kitchen. The property also benefits from a balcony, allocated parking space and a secure entry system.



LOCATION

Angelica Road is situated to the West of the City Centre of Lincoln, within a modern waterside development running alongside the Fossdyke Canal. The property is within easy reach of local amenities, the Brayford Waterfront and the University of Lincoln, along with Lincoln Railway Station and the wider City Centre offering a range of shops, restaurants and leisure facilities.

ACCOMMODATION

This spacious Ground Floor Two Bedroom apartment is set within an exclusive development overlooking the Fossdyke Canal and must be viewed to appreciate the position on offer. The internal accommodation comprises of an Entrance Hall leading to an Open Plan Living, Dining and Kitchen Area with access to the Balcony, Two Bedrooms and a Family Bathroom with shower over the bath. The property also benefits from a secure entry system and an allocated parking space.

OUTSIDE

There is a balcony accessed from the Lounge overlooking the Fossdyke Canal, along with allocated parking to the front.

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.

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/>

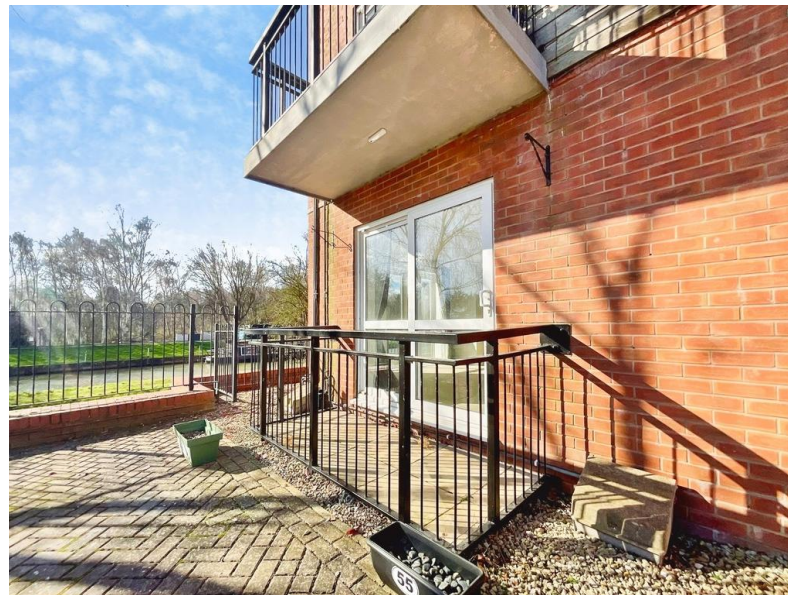
VIEWINGS

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 Bedroom Apartment
- Ground Floor Position
- Dual Aspect Views
- Fully Fitted Kitchen
- Balcony off the Lounge
- Allocated Parking
- Overlooking Fossdyke Canal
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)
- Viewing Highly Recommended



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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.