



**61 Angelica Road**

Lincoln, LN1 1BE

**£950 pcm**

**FULLY FURNISHED AND BALCONY WITH VIEWS OVER THE FOSS CANAL**

Property briefly comprises of an Entrance Hall, Open Plan Lounge and Kitchen, Bedroom One, Bedroom Two and Bathroom with Bath and Shower Overhead. The property further benefits from an Allocated Parking Space.



### LOCATION

Angelica Road forms part of the modern residential area to the north of Lincoln City Centre, with the property situated within easy reach of the City Centre and the surrounding amenities. The area provides convenient access to local shops and services, while Lincoln's historic Cathedral Quarter, Bailgate and High Street offer a wider range of shopping, cafés, restaurants and leisure facilities. The property is also well placed for access to the A15 and A46, providing connections to the wider Lincolnshire road network.

### ACCOMMODATION

Fully Furnished and ready for an immediate viewing, this Two Double Bedroom Apartment offers well presented accommodation with views over the Foss canal. The Entrance Hall provides access to Two Double Bedrooms and Family Bathroom, which is fitted with a Bath and Shower Overhead, while the main living space is arranged as an Open Plan Lounge and Kitchen.

### OUTSIDE

The apartment benefits from an Allocated Parking Space, together with a Balcony offering views over the Foss.

### 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.

### 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/help/lettings-fees-information-for-tenants/>

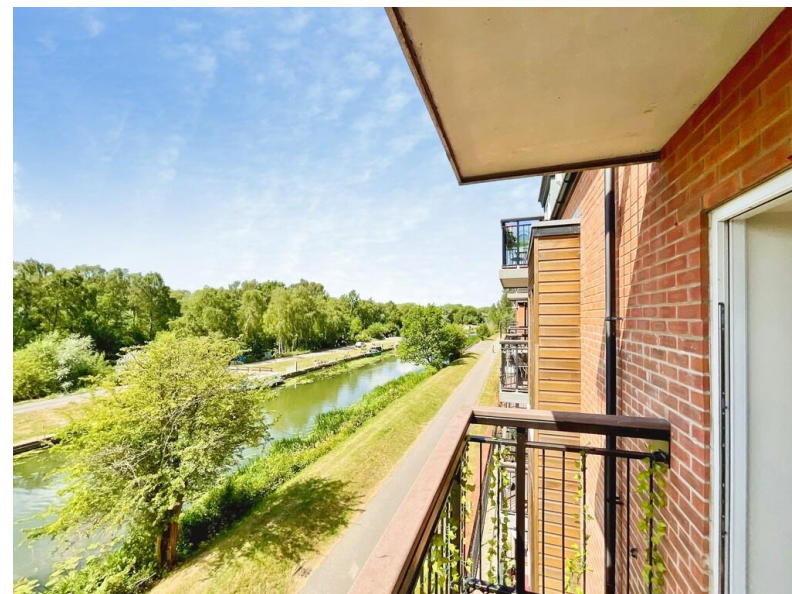
### VIEWING

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation was 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>

- Fully Furnished
- Two Bedrooms
- Bathroom with Shower
- Open Plan Living Area / Kitchen
- Early Viewing Recommended
- Balcony Overlooking Foss Canal
- Popular Residential Location
- EPC Energy Rating - B
- Council Tax Band - B (Lincoln City Council)



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.