



75 Riverside Drive

Lincoln, LN5 7PB

£850 pcm

ALLOCATED PARKING SPACE AND BALCONY

The property briefly comprises of an Entrance Hall leading to an Open Plan Living and Dining Room, Kitchen with appliances, Bedroom One, Bedroom Two and a Family Bathroom with overhead shower. The property also benefits from a balcony overlooking the River Witham and one allocated parking space.



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 area provide further leisure and dining options, all within walking distance.

ACCOMMODATION

A well presented Two Bedroom Apartment with internal accommodation comprising of an Entrance Hall providing access to all rooms including Bedroom One with built-in wardrobes, Bedroom Two and an Open Plan Living and Dining Area with additional storage. The property also offers a modern Kitchen fitted with appliances including a fridge freezer and washing machine, along with a Family Bathroom with overhead shower.

OUTSIDE

There is a balcony accessed from the Lounge overlooking the River Witham. The property also benefits from one allocated parking space to the front.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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 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
- Kitchen with Built in Appliances
- Balcony Overlooking River Witham
- Secured Coded Entry System
- One Allocated Parking Space
- Spacious Living & Dining Room
- Popular Residential Location
- EPC Energy Rating - C
- 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.