



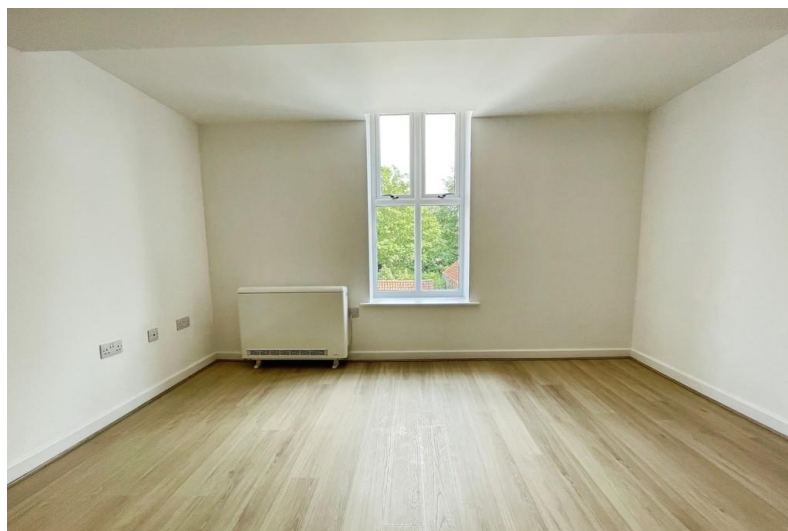
Flat 2 Gothic House, Market Place

Wragby, LN8 5QU

£800 pcm

NEW KITCHEN, NEW BATHROOM, NEW HOME!

Early viewing of this unique duplex apartment is required to appreciate the size and standard of the accommodation on offer. The property benefits from Open Plan Living Kitchen, Two Bedrooms and Bathroom. Outside there is a communal garden and allocated parking.



Flat 2 Gothic House, Market Place, Wragby, LN8 5QU

LOCATION

Overlooking the market place within the desirable and established town of Wragby, situated approximately 11 miles north east of Lincoln City Centre. The property benefits from easy access to A158, A157 and a range of local amenities including: shops, schools and leisure facilities.

ACCOMMODATION

The property is access via a Communal Entrance Hall and stairs leading to the property entrance. The internal accommodation comprises an Entrance Hall with under stairs storage cupboard, large Principal Bedroom (4.6 x 3.7 m), Bedroom Two, Bathroom, Stairs and Landing leading to Open Plan Living Room, with breakfast Kitchen having fridge freezer and washing machine fitted. The property also benefits from electric storage heating. Viewing is required to appreciate the standard and size of the accommodation on offer.

OUTSIDE

The property benefits from a single allocated parking space and a communal garden/ seating area. The property is accessed via a communal entrance hall and stairwell.

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 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>

- Available Now
- Newly Renovated Apartment
- Allocated Parking
- Duplex Apartment
- White Goods Included
- Easy Access to a range of Local Amenities
- Desirable Location
- Viewing Highly Recommended
- Council Tax Band - A
- EPC Rating - B



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.

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