

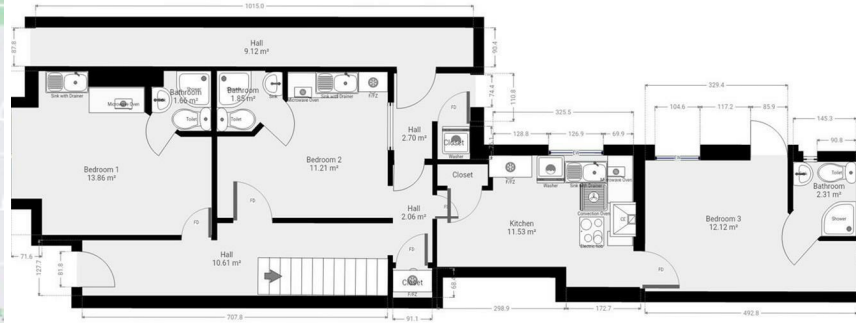
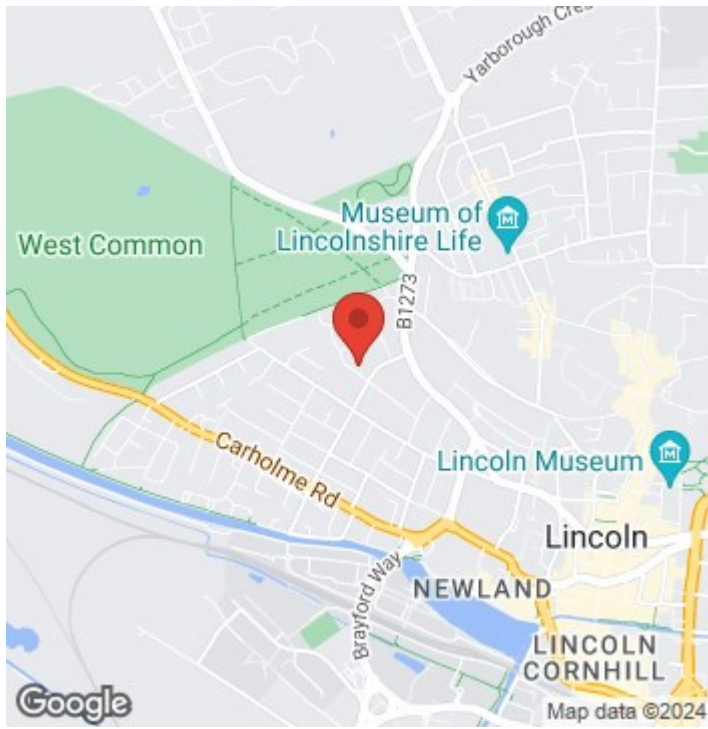


## Room 6 70 Richmond Road, Lincoln, LN1 1LH

£130 Per Week

- Great West End Location
- Council Tax Included
- En Suite Shower Room
- Single occupancy only
- First floor room
- All Utility Bills Included - Gas Electricity Water Broadband + TV Licence
- Access to Shared Kitchen
- Tea making station area in the room
- On site washing machine included in the rent
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



statements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation as to the suitability of the property for your special requirements.

Room size measurements are achieved by measuring between internal walls. Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m.

## Viewings

Viewings by arrangement only. Email [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk) or Call 01522 802020 to make an appointment.

Council Tax Band: **C**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2159-3023-1209-1357-5204>

Broadband - for an indication of specific speeds and supply or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone signal - For an indication of specific speeds and supply or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>