## cloud







## 4 Brayford Court 57-59 Carholme Road, Lincoln, LN1 1RS

£95 Per Week



- Four bedroom apartment
- Great West End location
- Council Tax Band C

Bedroom D 9.49 m<sup>2</sup>

 Price displayed is per person based on 4 tenants renting the property

- Community Feel
- Secure gated entry & CCTV
- 45 Week tenancy
- 1st Floor Apartment
- Available for 24/25

tory for excessions an approximate and/or historine-payment with 300 km at the first place accuracy, we make no particles, naturally or approximation as to the accuracy and complements of the first place. They pay advance should confine a search, adopted as execution of the first place.

Bedroom A 8.06 m<sup>2</sup>

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.

West Common

Lincoln Cathedral

Lincoln Museum

University
of Lincoln

CORNHILL

INDUSTRIAL
ESTATE

NEW BOULTHAM

Map data ©2024

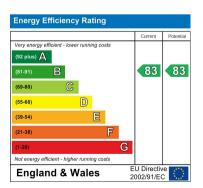
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803

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

Council Tax Band C



	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)	86	86
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.