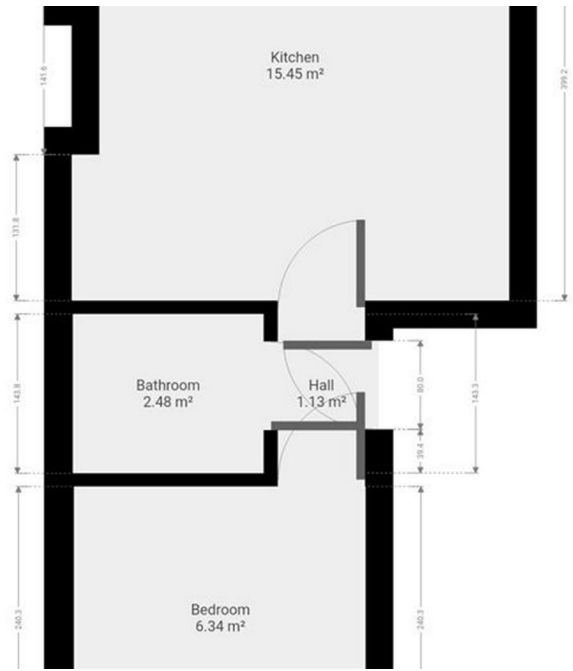
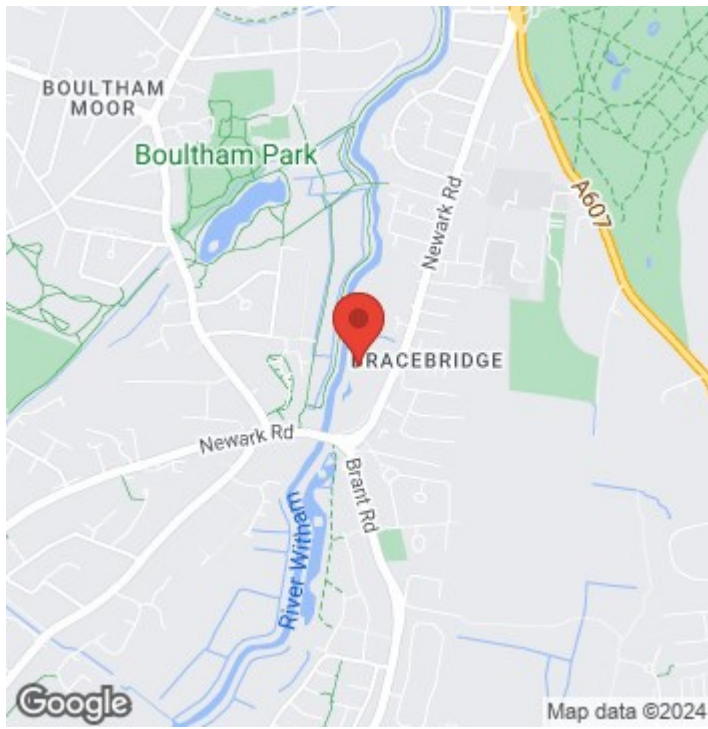


## Flat 1 291 Newark Road, Lincoln, LN5 8PE

£575 PCM

- First Floor Flat
- PVCu Double Glazing
- Communal Garden
- Newly Decorated Throughout
- 1 Bedroom
- Electric Storage Heating
- On Street Parking
- Council Tax Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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: A

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>