



4B Gresham Street, Lincoln, Lincs, LN1 1QA

£546 Per Month

COUNCIL TAX BAND: A

- One en-suite bedroom available
- Spacious open plan lounge and kitchen
- Dishwasher included
- Contemporary style
- Council Tax Band A (included)

- Short walk to Lincoln City Centre
- Great West End location
- Ground floor apartment
- Close to City Centre
- Available NOW

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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>



One ensuite room available in this six bed en suite accommodation in Lincoln's West End.

The property features Lateral Living - a ground floor apartment comprising of hallway leading to open plan living room / kitchen and six bedrooms all with en suite shower rooms. There is a small enclosed yard to the rear.

Gas central heating.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

Price displayed is per person

The deposit payable on the first day of your tenancy is just ****£200.00**** along with the first months' rent.

Registered with the City of Lincoln Trusted Landlord Scheme, the property comes furnished and includes all utilities and associated building running costs. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing, or book online using our new portal.

Terms and conditions apply. Contact the office for more information.

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:

<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.



Floor plan measurements 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 of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



Room size measurements are achieved by measuring between internal walls.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	