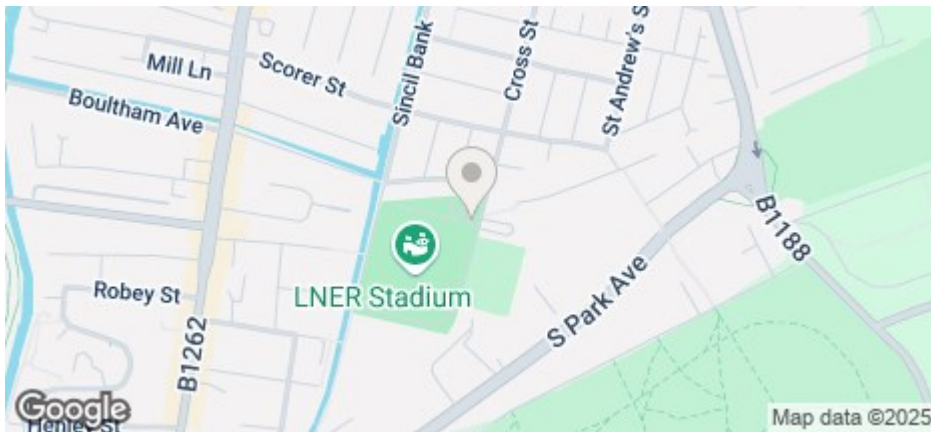




115a Cross Street, Lincoln, LN5 7XQ

£650 PCM

COUNCIL TAX BAND: A



- One Bedroom Apartment
- Fitted Kitchen with Appliances
- Large Double Bedroom
- UPVC Double Glazing
- Council tax band A
- Open Plan Living
- Great Location close to the city centre
- Modern Bathroom
- Gas Central Heating

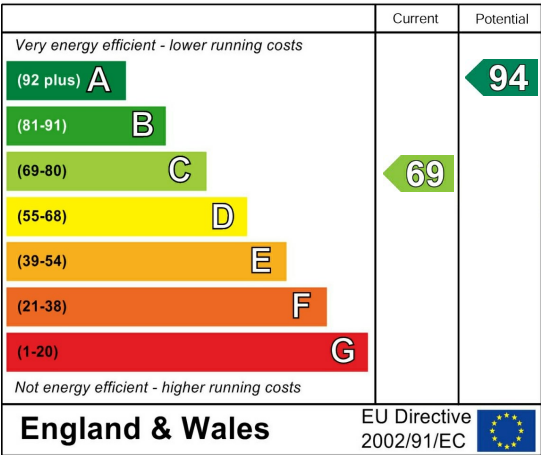
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

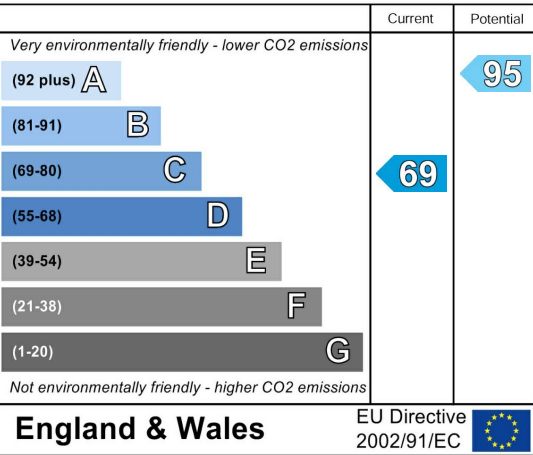
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The apartment comprises of a spacious Lounge and open plan Kitchen with washing machine, fridge freezer, oven and hob, stairs to the Double Bedroom and Bathroom with white bathroom suite with shower over the bath.

The property is accessed through a secure gate, up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

The property is available unfurnished, benefiting from gas central heating throughout and is within Council Tax Band A.

Contact our friendly team at Cloud today to arrange your viewing.

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.

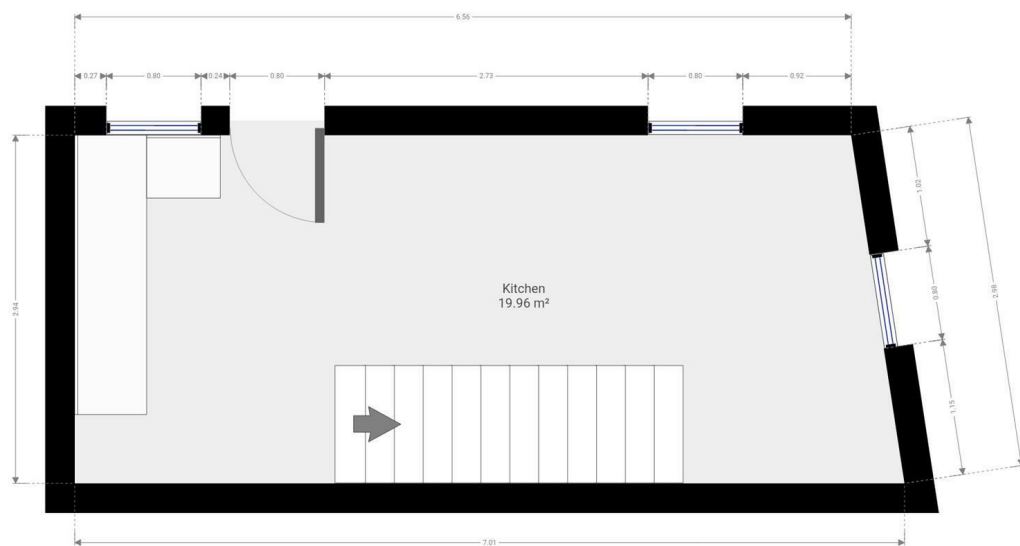
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

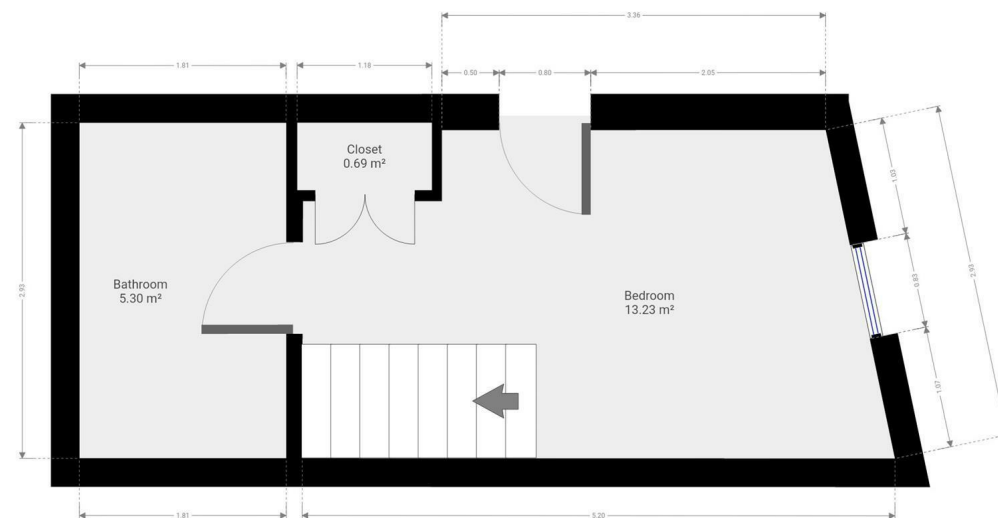
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

Known rights & restrictions:

It is hereby also agreed and declared that the house walls separating the messuage above described from the adjoining messuage on the North and also the garden or boundary wall on the west are party walls and shall for ever hereafter be repaired and maintained accordingly and the north garden wall shall belong to the said William Blow or the owner for the time being of the hereditaments on the North



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.



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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