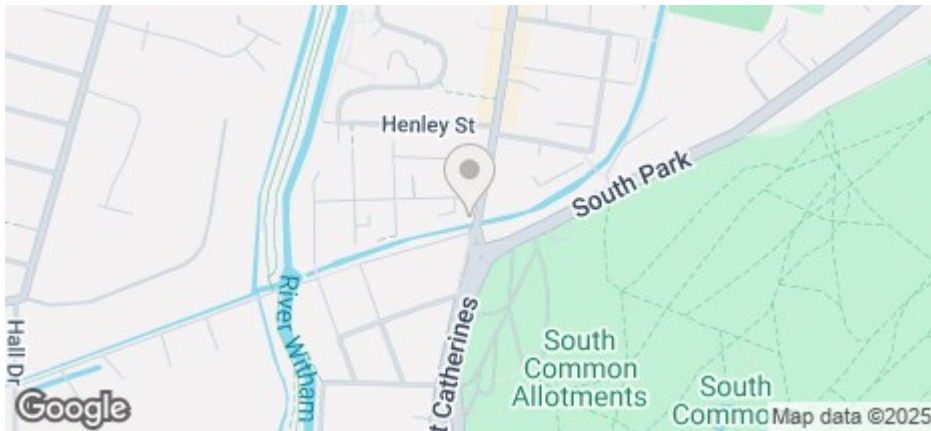




1 High Street, Lincoln, Lincs, LN5 8BQ

£640 Per Month

COUNCIL TAX BAND: A



- *1 ROOM AVAILABLE* HOUSE SHARE
- Great High Street location
- Deposit only £200pp
- Dishwasher & tumble dryer included
- Council Tax Band A

- Four en suite bedrooms
- Modern finish throughout
- First floor accommodation
- Contemporary living area
- Available NOW - July 2026

Rights & restrictions

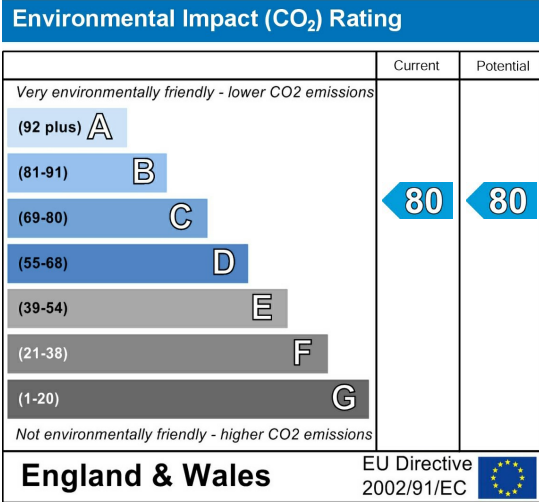
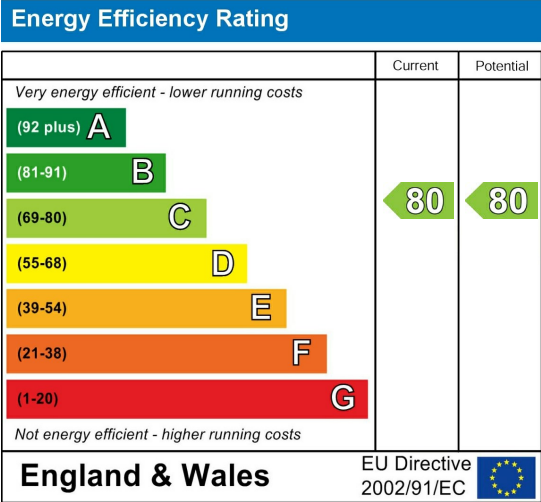
TOGETHER with the right to use the line of drainage pipes running under the yards of the three adjoining messuages on the North for the purpose of connecting the drainage of the premises hereby conveyed with the main sewer in Bargate Subject to the payment by the Purchaser and the persons deriving title under him of a just proportion of the expense of keeping the said line of drainage pipes in good repair and properly cleansed and maintained."

IT IS HEREBY DECLARED that the walls separating the property hereby conveyed from the adjoining property on the North are party walls and shall for ever hereafter be repaired and maintained as such accordingly

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>



****EN SUITE ROOM AVAILABLE****

Four-bedroom professional apartment in the heart of the city, close to the High Street shops and restaurants. All bedrooms featuring an en suite modern shower room! Modern fixtures throughout and a contemporary living area.

Room 1 - RESERVED
Room 2 - RESERVED
Room 3 - AVAILABLE NOW - 16th JULY 2026
Room 4 - RESERVED

Gas central heating. No parking immediately outside the property.

Price displayed is as per person per month

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. 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 Lettings today to arrange your viewing or book a slot online for a time convenient to you!

Call - 01522 802020
email - info@cloudlettings.co.uk
WhatsApp - 07908 557770

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>

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/>.

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

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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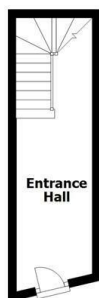
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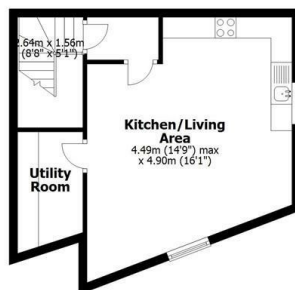
Ground Floor
Approx. 11.5 sq. metres (123.4 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.5 sq. feet)



Second Floor
Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 110.4 sq. metres (1188.5 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

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