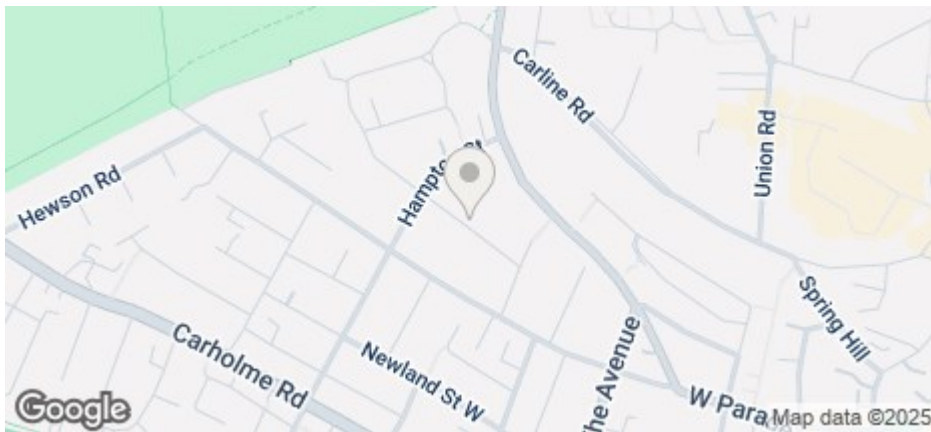




## Studio 1, 42 Richmond Road, Lincoln, Lincs, LN1 1LQ

£163 Per Week

COUNCIL TAX BAND: C

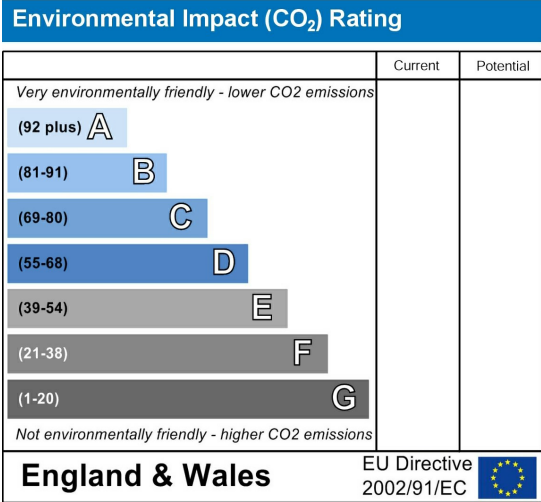
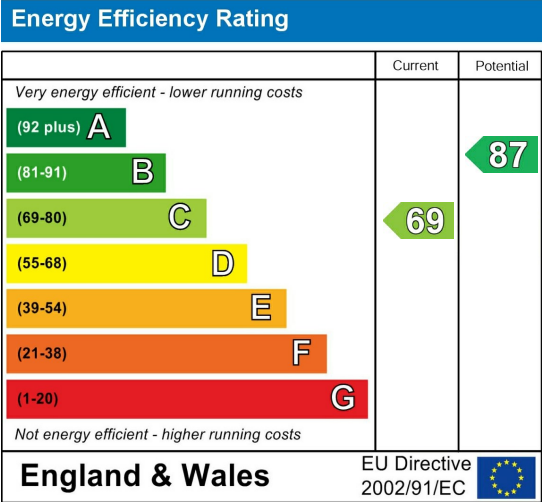


- Fantastic West End location
- Access to large modern kitchen
- Single occupancy studio
- Spacious property
- Council tax band C
- Recently renovated studio
- Great outdoor social space
- Two shared washers and dryers
- Tea station included
- Available END OF JUNE

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>



A great opportunity to live in the heart of Lincoln's West End! This fantastic newly refurbished studio comes complete with tea station and access to large, modern shared kitchen with large fridge and freezer. 2 washer driers.

The property has a beautiful rear garden area with raised deck, perfect for relaxing on sunny days! Ideal location with a short walk to great transport links, and close to the City Centre shops, restaurants and bars.

No parking available with this studio. Gas central heating for the building, with individual studios controlled with thermostatic radiator valves.

Ground floor 12.52m2 studio converted from a brick built Victorian terraced property of standard construction.

For non-students, Council Tax will be charged at a rate of £6.40 per week

\*Price displayed is per week, not including Council Tax\*

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

The property comes furnished and includes utilities and associated building running costs, including TV licence, and Broadband. Utilities (gas, electric and water) 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](mailto: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.

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