



## Room 2, 126A Yarborough Road, Lincoln, LN1 1HP

£177 Per Week

COUNCIL TAX BAND: A



- SUITABLE FOR PROFESSIONALS AND STUDENTS
- PRIVATE GARDEN
- Private en-suite with shower, basin and WC.
- Access to a communal kitchen & communal laundry facilities
- BILLS INCLUSIVE RENT\*
- AVAILABLE NOW FOR IMMEDIATE MOVE IN.
- Private food preparation area with own microwave, fridge, kettle and toaster.
- Fully managed property with no deposit to pay and no fees.

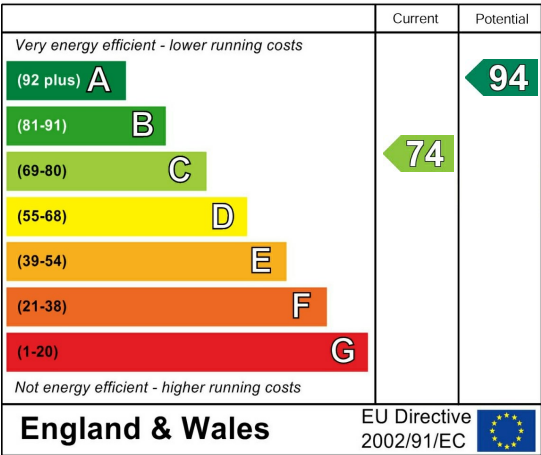
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

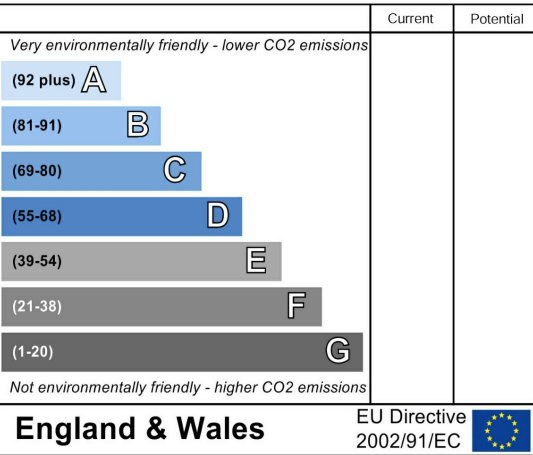
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



Private en-suite with shower, basin and WC.

Private food preparation area with own microwave, fridge, kettle and toaster.

Access to a communal kitchen (with an oven and hob) and to communal laundry facilities (with a washer and separate dryer) shared with only one other studio in the development.

Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with seating.

Covered bike storage is available at this location (subject to availability at time of use).

This is a unique property, comprising just two studios, and benefiting from being set considerably far back from the road, and with views directly over the West Common.

The studio benefits from access to a gated private garden.

The following are all Included in the rent:

- Bills inclusive rent\*
- High Speed Fibre Internet included in the rent.
- Twice monthly cleaner for communal areas included in the rent.
- Grounds maintenance included in the rent.
- On site washers and dryers included in the rent.

Remember studio living offers the following benefits:

- Fully managed property.
- No deposit to pay and no fees.
- Private en-suite and private food preparation area.
- Property operated and managed by Bond Housing Group..

We are sorry that due to regulations, we cannot accept any couples at this specific property

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing:

- Text – 07908528042
- Call - 01522 802020
- Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

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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/>

\*Bills Inclusive Rent for this studio:

The Rent quoted INCLUDES television licensing and the charges (standing/fixed and usage) for water and sewerage, gas, electricity and broadband internet. The Rent quoted INCLUDES use of laundry facilities including dryers. The Rent quoted INCLUDES the cost of parking where an on street parking permit is supplied.

Council Tax for this studio:

Band: N/A

The Rent quoted EXCLUDES Council Tax. A contribution towards Council Tax of £6.50 per week / £28.16 per calendar month may be added to the Rent by the landlord if the tenant is not a student.

Parking for this studio:

On site parking is not available - it may be possible to reserve off site parking (10 mins walk) with this studio subject to availability.

Property Type and construction type:

Ground floor 10.71m2 studio with access to additional communal facilities in a modern single storey building of standard construction. The landlord has all the required documents and certificates which make the letting of the property lawful.

Utilities:

The Rent quoted INCLUDES the utilities and services listed above. There is a communal heating and hot water system. Tenants can control the temperature in their studio using the TRVs fitted. Tenants cannot change any of the utility suppliers including the broadband internet supplier.

Restrictions:

Occupancy of the property is subject to any local council planning and property licensing restrictions.

Studios are not a suitable size for families with children.

Studios may be a suitable size for couples. However occupation by couples is only permitted where this is expressly stated in the main advert wording, where both occupiers are named on the tenancy agreement, and may be subject to an additional cost of £10 per week added to the Rent by the landlord.

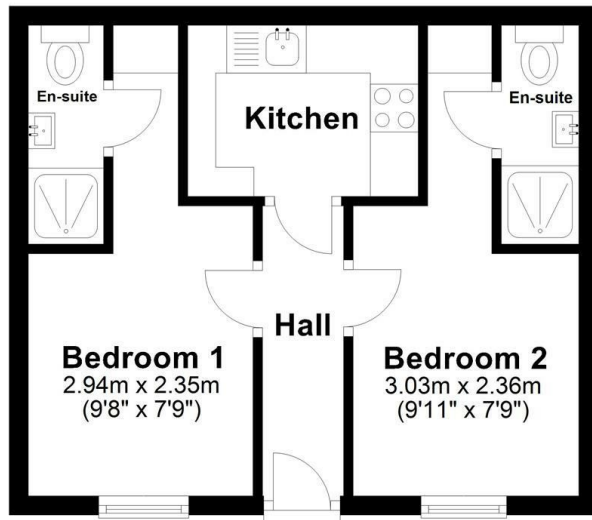
A tenant initially renting a studio on a single occupancy basis, may not be permitted (because of local council planning and property licensing restrictions) to move a partner in at a later date if their circumstances changed.

A tenant initially renting a studio without an on street parking permit, may not be entitled to one (because of local council restrictions) at a later date if their circumstances changed.

Consent to keep a pet will be considered on a case by case basis and if permitted may be subject to an additional cost of up to £10 per week added to the Rent by the landlord.

## Ground Floor

Approx. 28.1 sq. metres (302.9 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