

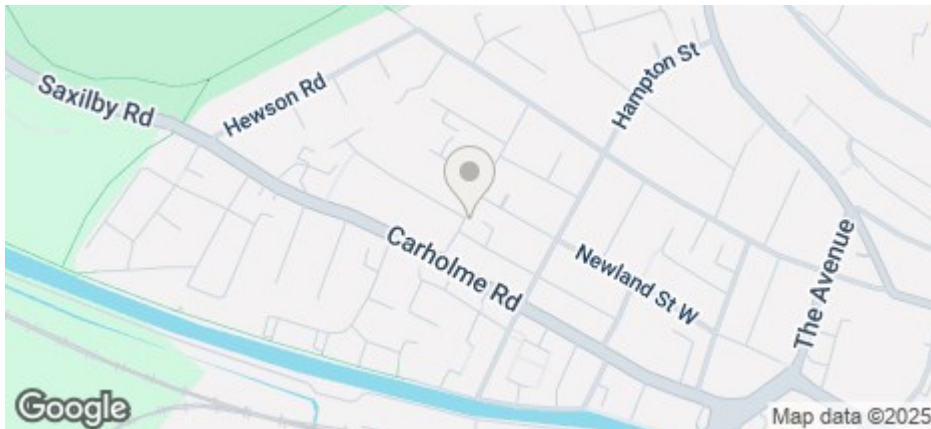


£811 PCM

COUNCIL TAX BAND: A



Studio 1 5A Moor Street, Lincoln, LN1 1PW



- Spacious Studio Room
- Generous Private Kitchen and Dining Area
- One parking permit available through City of Lincoln Council (fees apply)
- All utilities included in the rent
- Kitchenette in studio and access to shared facilities
- Modern Ensuite Shower
- Great West End Location
- Washing machine in studio and access to washers and dryers
- Ground floor apartment
- Available JULY

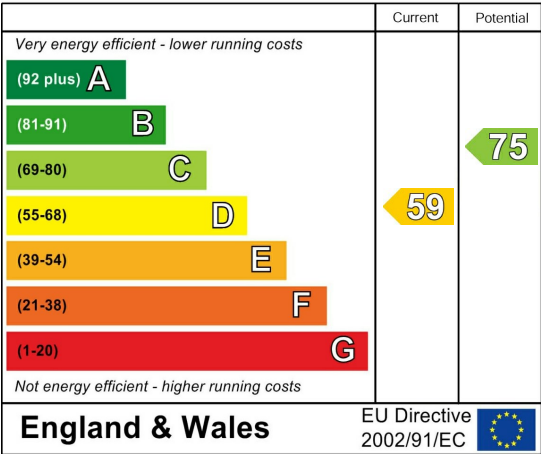
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

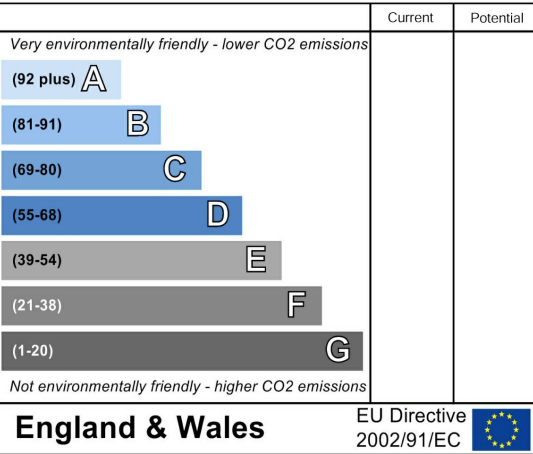
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Spacious open plan studio accommodation, benefiting from stylish furniture and a kitchenette with appliances included.

The studio comes complete with a wall mounted television, double bed and mattress, large wardrobe, chest of drawers, dining table and chairs as well as appliances for the kitchenette.

There is also access to shared laundry facilities including a dryer included, with fortnightly cleaning of the communal area. Communal facilities shared by 6 studio apartments.

Studio size - 29.32m2. Single occupancy only. One parking permit will be available through City of Lincoln Council parking permit scheme (fees apply)

Situated in the popular West End of Lincoln and within close distance of all the city's amenities, the accommodation is fully furnished to an high standard. The rent is inclusive of the following utility bills - Gas, Water, TV license, Council Tax and Broadband.

Gas central heating via a communal heating system. Heating can be controlled using the thermostat/TRVs within the property.

The property comes FURNISHED and INCLUDES ALL UTILITY BILLS - Gas, Water, Electricity, TV license and Broadband.

Price displayed is per week

The deposit payable on the first day of your tenancy is just ****£300.00**** along with the first months' rent.

The property comes furnished and includes utilities and associated building running costs, including TV licence, Broadband and Council Tax. 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

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>

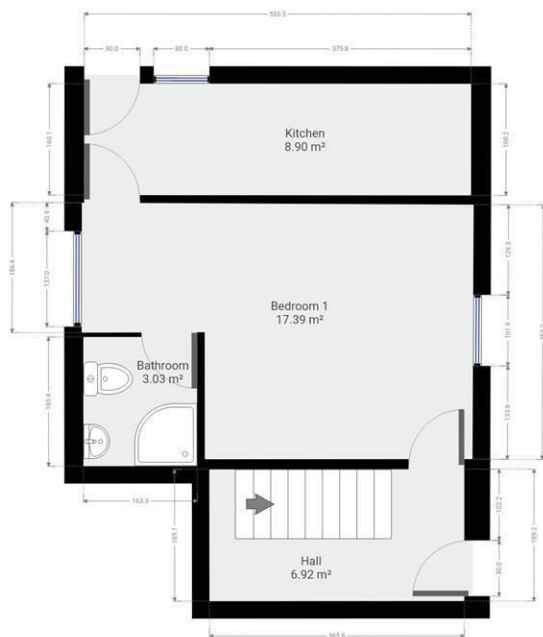
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:

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

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

There are planning applications in the immediate locality; please contact City of Lincoln Council for further information:

Planning granted Nov 22 (expires Nov 25) for single storey side & rear extension (no. 3)



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