



£164 Per Week

COUNCIL TAX BAND: A



41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN  
01522 802020



## Studio 2, 157 Carholme Road, Lincoln, Lincs, LN1 1RU

- Spacious en suite studio
- Basic kitchen facilities in-room and access to a large communal kitchen
- Shared communal lounge area
- Single occupancy only
- Council Tax Band A
- Great West End location
- Large outdoor social space
- Tea station with sink
- Short walk to Lincoln City Centre bars and restaurants
- AVAILABLE NOW

[info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

<https://www.cloudlettings.co.uk/>

#### Rights & restrictions

"TOGETHER WITH the right for the purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed (a) to pass and repass over and along the western half of the said passageway leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the western half of the passageway and (c) for the respective parts of the first floor front and rear rooms of the property hereby conveyed to extend over the said passageway as hitherto with a right of support therefor by the said adjoining property 159 Carholme Road aforesaid the said passageway drains and water pipes and other services being cleansed maintained and repaired at the joint and equal expense of the respective owners of 157 and 159 Carholme Road but SUBJECT TO a right in favour of the owners and occupiers of 159 Carholme Road aforesaid (a) to pass and repass over and along the eastern half of the passageway leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the eastern half of the passageway and (c) for the respective parts of the first floor front and rear rooms of 159 Carholme Road aforesaid to extend over the said passageway as hitherto with a right of support therefor by the property hereby conveyed."

"IT IS HEREBY AGREED AND DECLARED that the walls dividing the property hereby conveyed from the adjoining dwellinghouse on the west is a party wall and shall be maintained and repaired 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>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Spacious en suite apartment in the popular West End of Lincoln. A generously sized room with tea station, under counter fridge freezer, and microwave. Good sized en suite bathroom.

All studios have access to a communal sitting room and full kitchen where two washer/dryers can be used. The rear garden has a communal picnic area and a bike under cover store accessible via the passage gate.

This studio is single occupancy only. Ground floor 12.61m<sup>2</sup> studio converted from a brick built Victorian terraced property of standard construction.

Gas central heating with individual studio temperature control. No parking available.

For non-students, Council Tax will be charged at a rate of £6.70 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:  
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Terms and conditions apply. Contact the office for more information.

The property is affected by known rights or restrictions; open the brochure for further details.

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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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