



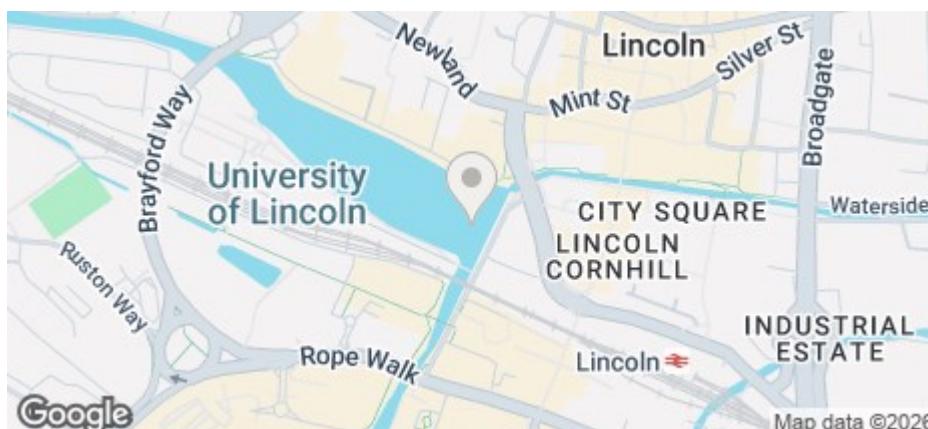
£850 PCM

COUNCIL TAX BAND: A



19 Grantavon House Brayford Wharf East, Lincoln, LN5 7WA

- 2nd Floor Apartment
- Two bedrooms
- Great central location
- Council Tax Band A
- Modern Kitchen
- Electric Storage Heating
- No parking



Lease Covenants

1. Not to obstruct at any time any part of the Common Parts.
2. Not to use or permit or suffer the Demised Premises to be used for any illegal immoral or improper purpose and not to do permit or suffer on the Demised Premises any act or thing which is or may become a nuisance damage annoyance or inconvenience to the Lessor or to the lessees or occupiers of the Building or to owners or occupiers of any neighbouring property and to pay all costs charges and expenses of abating a nuisance and executing all such work as may be necessary for abating a nuisance or for carrying out works in obedience to a notice served by a local authority insofar as they are the liability of or wholly or partially attributable to the default of the Lessee.
3. Not to exhibit any notice advertisement name place notice for sale or placard of any kind upon the Demised Premises or within the Building.
4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into sinks basins lavatories cisterns or waste or soil pipes in the Demised Premises but to place refuse in the appropriate receptacles in the area provided for that purpose for the use of the Demised Premises and if any regulation is made for the separation of recyclable waste to comply with that regulation.
5. No piano record player radio loud-speaker or other apparatus producing sound or vibration shall be played or used nor shall any singing be practised in the Demised Premises so as to cause annoyance to other occupiers of other Properties or so as to be audible outside the Demised Premises.
6. No dog bird cat or other animal reptile or insect shall be kept in the Demised Premises except with the prior written consent of the Lessor which consent may be revoked at the reasonable discretion of the Lessor.

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Modern two bedroom apartment in a great central location. The property comprises of open plan kitchen and living area, two bedrooms and a bathroom with shower over bath.

No parking included. Electric heating.

Contact our friendly team at Cloud today to arrange your viewing:

Text - 07983 819835

Call - 01522 802020

Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

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-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/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is affected by lease 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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Terms and conditions apply. Contact the office for more information.





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.

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