



£695 PCM

COUNCIL TAX BAND: A



## 31 New Swan Close, Witham St. Hughs, Lincoln, LN6 9WJ

- Modern Open Plan Living Area
- Washer Dryer, Fridge and Freezer
- Allocated Parking Space
- Gas Central Heating
- 360 Tour Available
- Fully Fitted Kitchen
- Maintained Communal Gardens
- PVC Double Glazing
- Council Tax Band A

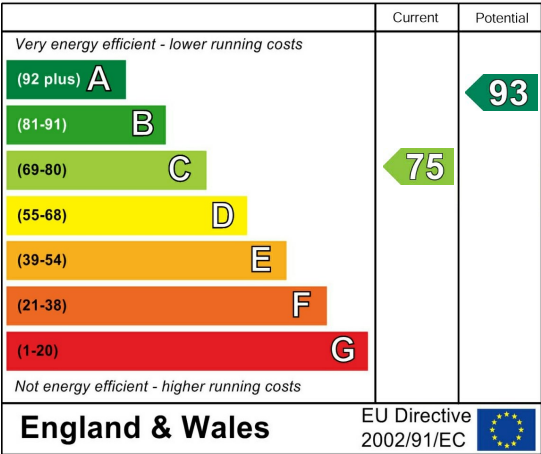
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

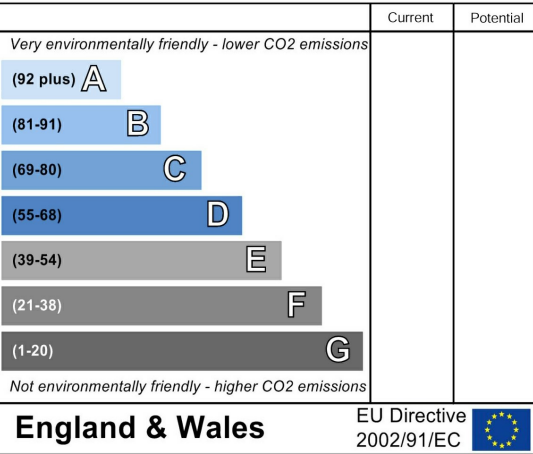
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



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



The modern property features an entrance hall, ground floor double bedroom with large integrated wardrobe, shower room with utility area, stairs to first floor and spacious open plan living area with fully fitted kitchen.

One allocated parking space included. Gas central heating.

The living space also benefits from UPVC French doors with a Juliet balcony, and internal mezzanine floor.

Externally, one allocated parking space is included and the surrounding communal gardens are maintained by a landscape gardener.

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

Text - 07983 819835

Call - 01522 802020

Email - [info@cloudlettings.co.uk](mailto: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/>

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

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.



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