

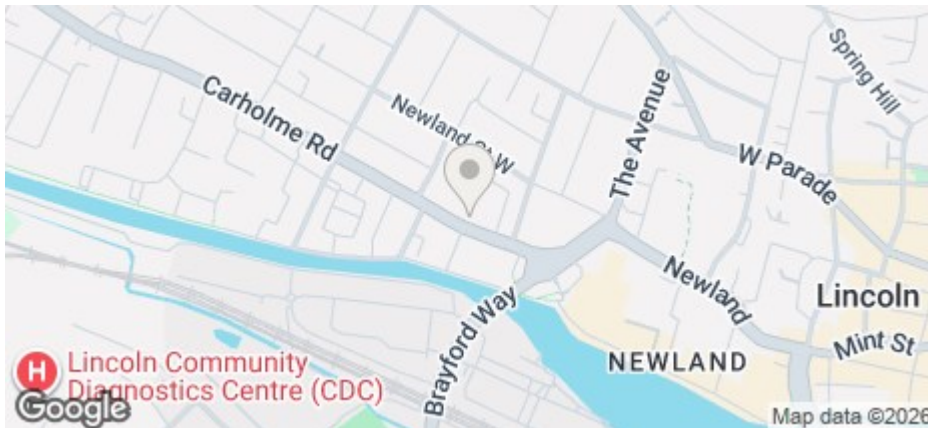


£195 Per Week

COUNCIL TAX BAND: D



## Studio CF, 9 Brayford Court 57-59 Carholme Road, Lincoln, Lincs, LN1 1RS



- Private studio room split across two separate spaces
- Private lounge area with dining table, chair and sofa
- Couples welcome – Council Tax included for non-students
- Large shared kitchen and lounge, professionally cleaned weekly
- Large outdoor green space
- Furnished bedroom with bed, desk, wardrobe and drawers
- Room includes kitchenette with microwave, kettle and fridge freezer
- Suitable for students and professionals
- Secure gated building with courtyard, laundry and bike storage
- Available for 26/27

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>

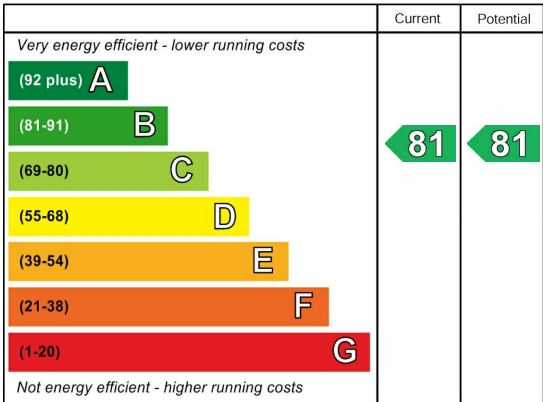


| Number of tenants per property | Gas Allowance (Kwh) | Electric Allowance (Kwh)* | Water Allowance (m3) |
|--------------------------------|---------------------|---------------------------|----------------------|
| 1                              | 10000               | 3000                      | 125                  |
| 2                              | 13000               | 3400                      | 130                  |
| 3                              | 16000               | 4000                      | 165                  |
| 4                              | 20000               | 5000                      | 190                  |
| 5                              | 25000               | 6000                      | 215                  |
| 6                              | 30000               | 7000                      | 240                  |
| 7                              | 34000               | 8000                      | 270                  |
| 8                              | 38000               | 9000                      | 290                  |
| 9                              | 41000               | 10000                     | 310                  |
| 10                             | 44000               | 11000                     | 330                  |

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.

### Energy Efficiency Rating

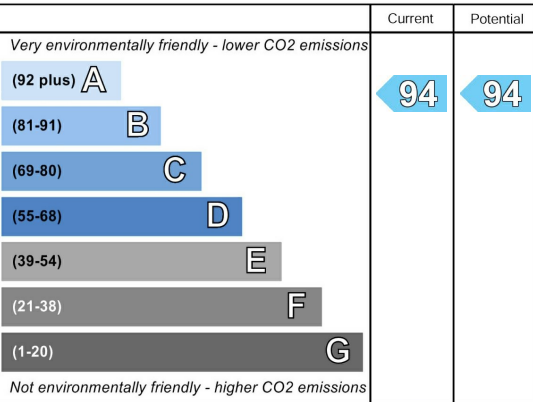


England & Wales

EU Directive  
2002/91/EC



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



England & Wales

EU Directive  
2002/91/EC



## Studio Room Living – With a Social Twist

These newly created studio rooms at Brayford Court offer the feel of an independent apartment, with a furnished bedroom and separate private lounge area – ideal for individuals or couples looking for a self-contained living space right in the heart of Lincoln.

With a personal kitchenette setup, two shared bathrooms and weekly professional cleaning of shared areas, these studio rooms combine privacy and comfort with the benefit of a sociable, secure environment. Just a short walk to the University of Lincoln and city centre.

Inside Your Studio Room (arranged as two separate rooms)

Private bedroom with:

- Bed
- Wardrobe
- Chest of drawers
- Desk and chair

Private living and dining room with:

- Compact dining table and chairs
- Lounge chair or small sofa
- Worktop area with microwave, kettle, and under-counter fridge with freezer compartment

Shared Facilities Within the Flat

- Two modern shared bathrooms
- Large, fully equipped communal kitchen and lounge
- Weekly professional cleaning of all shared areas

Rent: £195 per week

\*Price displayed is the total rent per week for the property, based on 1 or 2 tenants renting\*

The complex offers the rare opportunity of secure green space to meet up and socialise outside, with gated entry and additional key fob block entry.

It features a communal laundry room with washers and dryers. Top up cards are used for payment via Washstation, an external laundry service.

There is no parking available for this property.

The deposit payable on the first day of your tenancy is just \*\*£400.00\*\* 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 are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

The stated rent excludes Council Tax. Full time students may be exempt (subject to Council approval).

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!

See downloadable brochure for more details.

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.

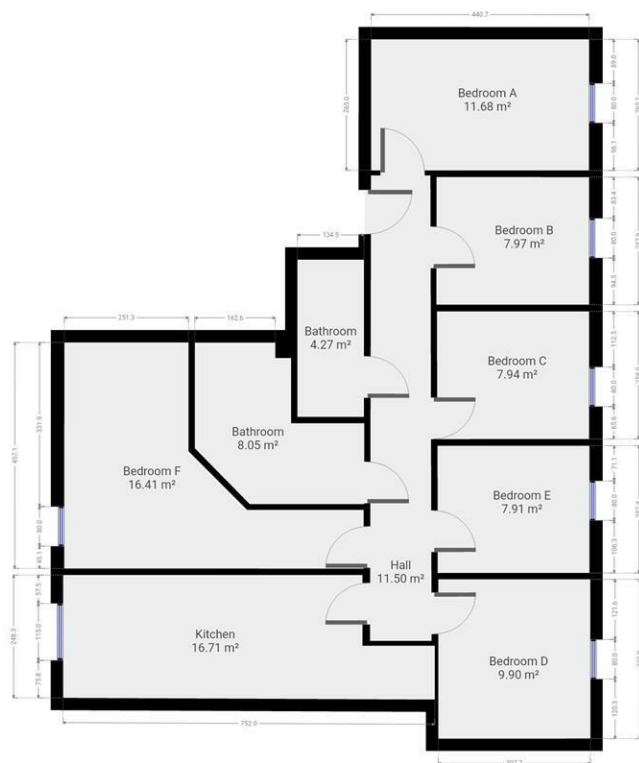
For further details of all tenancy fees, please see our website here:

<http://www.cloudlettings.co.uk/about/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/>.

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