cloud lettings



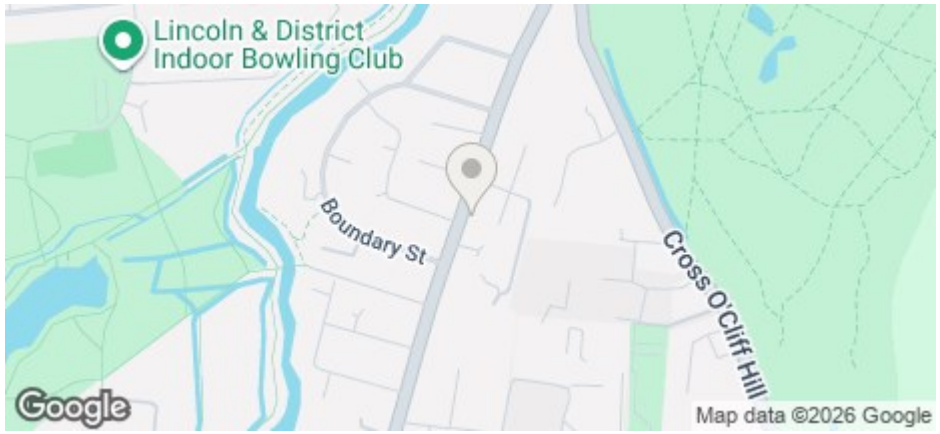




70a Newark Road, Lincoln, LN5 8PS

£875 PCM

COUNCIL TAX BAND: A



- Available NOW! Residential property
- Modern Shower Room and Kitchen
- Includes washing machine and fridge freezer
- Good transport links
- Two Double Bedrooms
- Spacious Apartment over Three Floors
- Convenient City Centre Location
- Council Tax Band A

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

info@cloudlettings.co.uk
www.cloudlettings.co.uk

This spacious and modern two bedroom property is conveniently situated on Newark Road, close to the city centre and local amenities.

Spread across three floors, the accommodation comprises of Entrance Hallway and Stairs to First Floor, Lounge, Contemporary Kitchen with appliances, Modern Shower Room, Stairs to top floor with Two Double Bedrooms.

Gas central heating. No allocated parking is included.

The fully fitted kitchen includes white goods.

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

WhatsApp - 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/

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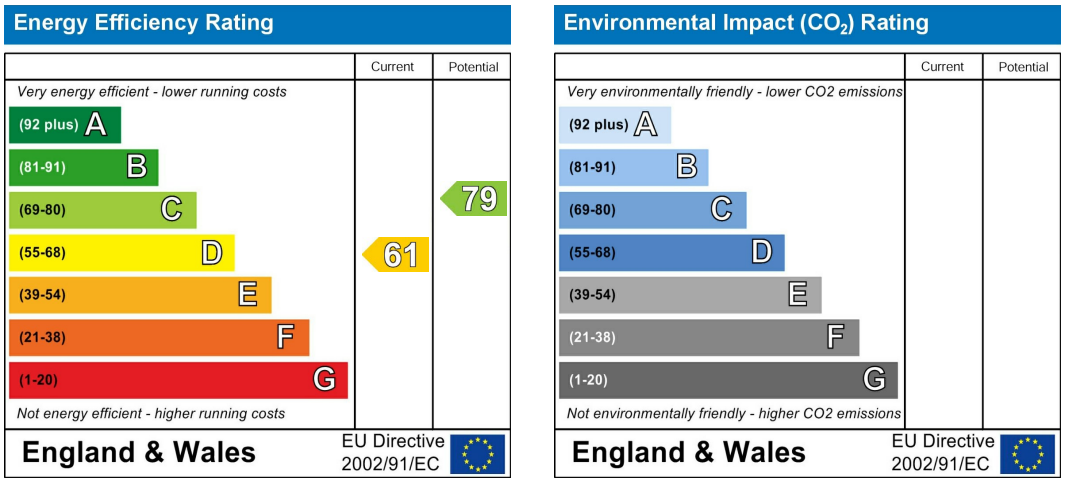
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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



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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

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