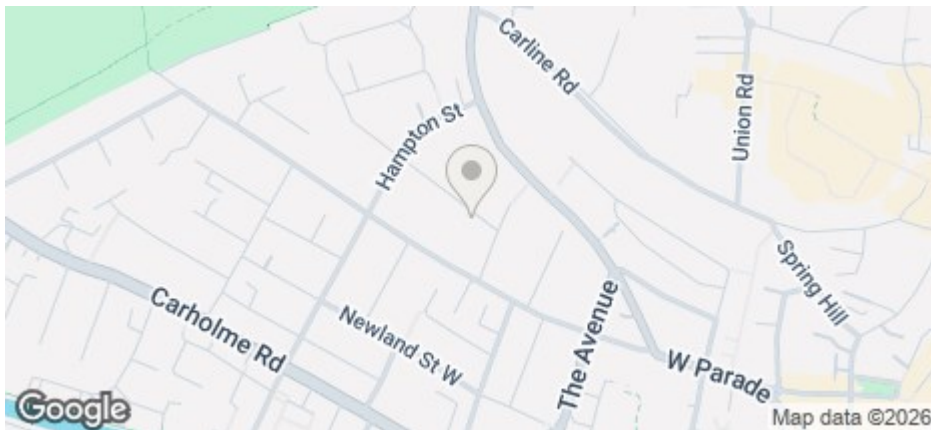




## Studio 6, 42 Richmond Road, Lincoln, Lincs, LN1 1LQ

£169 Per Week

COUNCIL TAX BAND: C

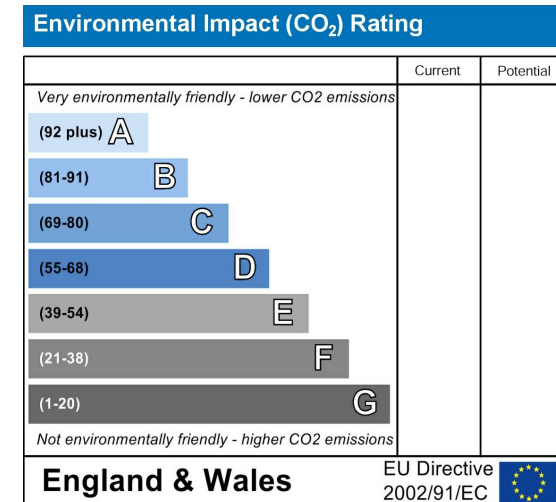
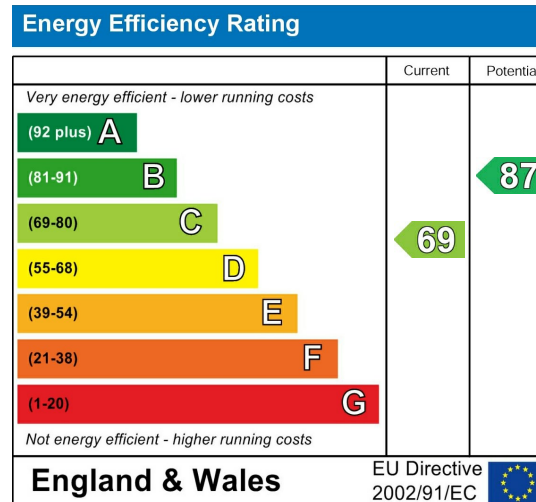


- Fantastic West End location
- Great outdoor social space
- Two shared washer driers
- Tea station included
- Available May
- Access to large shared modern kitchen
- Single occupancy studio
- Spacious property
- Council tax band C

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>



A great opportunity to live in the heart of Lincoln's West End! The studio comes complete with tea station and access to large, modern shared kitchen with large fridge and freezer. 2 washer driers.

The property has a beautiful rear garden area with raised deck, perfect for relaxing on sunny days! Ideal location with a short walk to great transport links, and close to the City Centre shops, restaurants and bars.

No parking available with this studio. Gas central heating for the building, with individual studios controlled with thermostatic radiator valves.

First floor 12.47m2 studio converted from a brick built Victorian terraced property of standard construction.

The deposit payable on the first day of your tenancy is just **\*\*£200.00\*\*** per person along with the first month's rent.

The property comes FURNISHED and INCLUDES ALL UTILITIES - Gas, Water, Electricity, TV licence, Council Tax and Broadband.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing or book your viewing slot online at a time convenient for you!

- Text – 07908 528042
- Call - 01522 802020
- Email - info@cloudlettings.co.uk

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>

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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