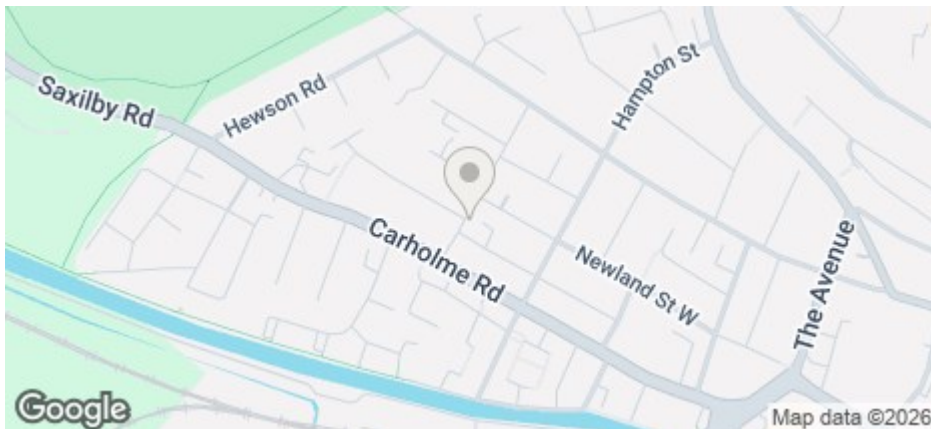




## Studio 1 5 Moor Street, Lincoln, Lincs, LN1 1PW

£720 Per Month

COUNCIL TAX BAND: A



- Modern and spacious Studio
- Utility Bills Included - Gas Electricity Water Broadband + TV Licence
- Kitchenette and Private Shower Room!
- Ground floor studio
- AVAILABLE NOW
- Great West End Location
- Council Tax Also Included
- Council Tax Band A
- One parking permit available through City of Lincoln Council permit scheme for a fee

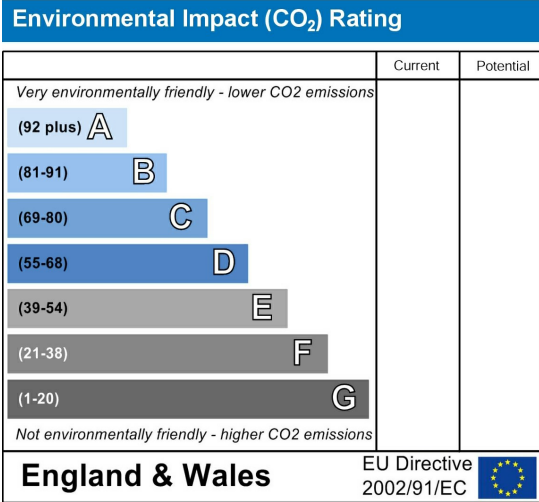
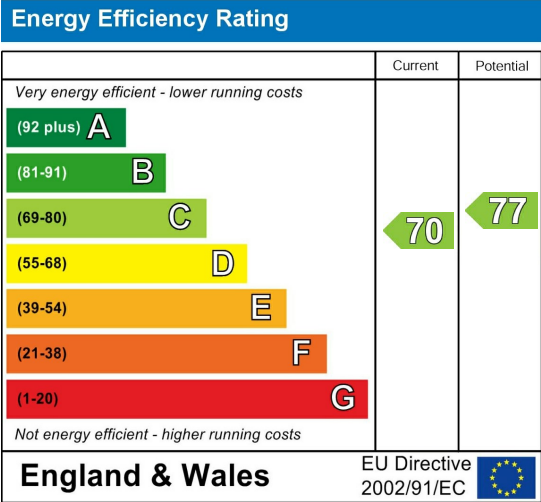
Planning permissions:

Ref. No: 2022/0733/HOU 3 Moor Street Lincoln Lincolnshire LN1 1PW Erection of single storey side and rear extension.

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>



One high quality studio is now available within this property in an ever popular area of Lincoln.

The accommodation on offer is of a high standard, with each studio having a kitchenette and access to a private bathroom. Each studio also benefits from a wall mounted television and well designed storage to compliment the modern design.

Situated in the popular West End of Lincoln and within close distance of all the city's amenities, the accommodation is fully furnished to an high standard. The rent is inclusive of the following utility bills - Gas, Water, TV license, Council Tax and Broadband.

One parking permit available through City of Lincoln Council permit scheme for a fee.

Letting size - 17m2.

There is also access to shared laundry facilities including a dryer included, with fortnightly cleaning of the communal area. Communal facilities shared by 6 studio apartments.

Gas central heating via a communal heating system. Heating can be controlled using TRVs within the property.

The deposit payable on the first day of your tenancy is just \*\*£300.00\*\* along with the first month's rent.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing:

- Text – 07908528042
- Call - 01522 802020
- Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

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

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/>.

Planning permission / proposed developments: There are planning applications in the immediate locality; please see the brochure & contact City of Lincoln Council for further information.

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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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