cloud lettings



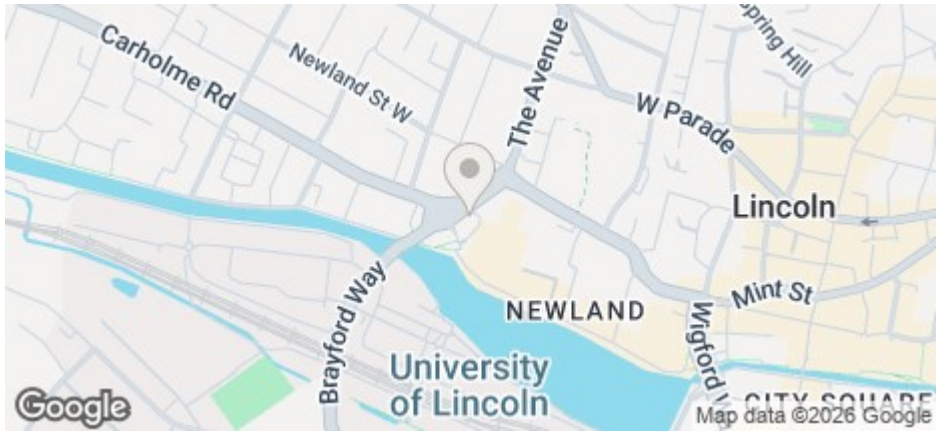




Studio 3, 157 Carholme Road, Lincoln, Lincs, LN1 1RU

£861 Per Month

COUNCIL TAX BAND: A



- Very generously sized en suite studio
- Access to additional large kitchen
- One parking permit may be available via the Lincoln City Council permit scheme
- Short walk to Lincoln City Centre bars and restaurants
- Available February 2027
- Great West End location
- Large outdoor social space
- Full kitchen in the studio
- Council Tax Band A
- Deposit £200

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

info@cloudlettings.co.uk
https://www.cloudlettings.co.uk/

Rights & restrictions
"TOGETHER WITH the right for the purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed (a) to pass and repass over and along the western half of the said passageway leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the western half of the passageway and (c) for the respective parts of the first floor front and rear rooms of the property hereby conveyed to extend over the said passageway as hitherto with a right of support therefor by the said adjoining property 159 Carholme Road aforesaid the said passageway drains and water pipes and other services being cleansed maintained and repaired at the joint and equal expense of the respective owners of 157 and 159 Carholme Road but SUBJECT TO a right in favour of the owners and occupiers of 159 Carholme Raod aforesaid (a) to pass and repass over and along the eastern half of the passageway
leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use
the drains and water pipes and all other services running through and under the eastern half of the
passageway and (c) for the respective parts of the first floor front and rear rooms of 159 Carholme
Road aforesaid to extend over the said passageway as hitherto with a right of support therefor by the property hereby conveyed."

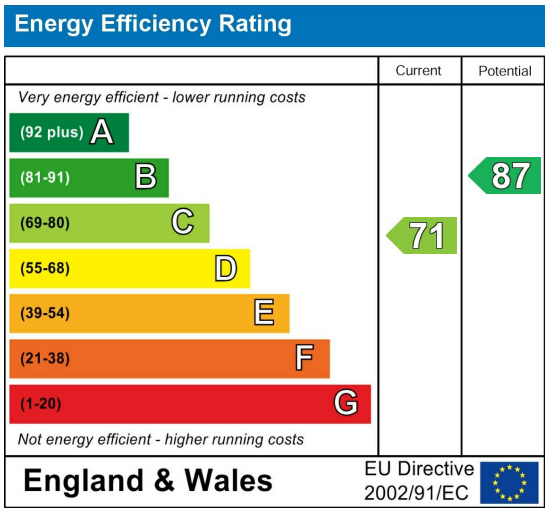
"IT IS HEREBY AGREED AND DECLARED that the walls dividing the property hereby conveyed from
the adjoining dwellinghouse on the west is a party wall and shall be maintained and repaired
accordingly."

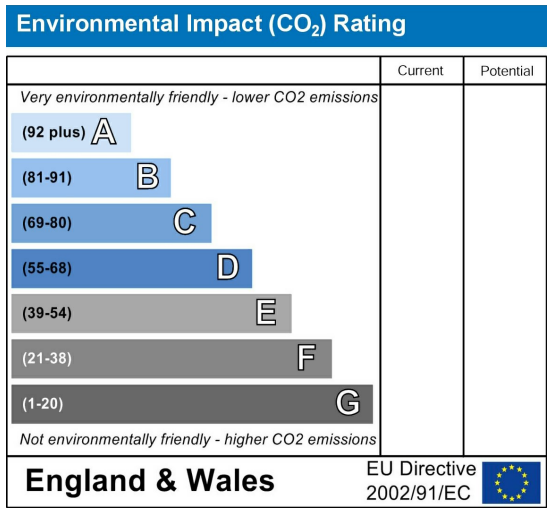
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

1 1 2 C





Very spacious en suite apartment in the popular West End of Lincoln. A generously sized room with full private kitchen, under counter fridge freezer, oven and hob and microwave. Good sized en suite bathroom.

All studios have access to a communal sitting room and full kitchen where two washer/dryers can be used. The rear garden has a communal picnic area and a bike under cover store accessible via the passage gate.

This the rent displayed is for single occupancy. Please contact us for permit parking availability as these are limited and only available on a first come, first served basis. First floor 18.74m2 studio converted from a brick built Victorian terraced property of standard construction.

Gas central heating with individual studio temperature control.

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

The property comes furnished and includes utilities and associated building running costs, including Council Tax, TV licence, and Broadband. Utilities (gas, electric and water) are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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!

Call - 01522 802020
email - 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

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.

The property is affected by known rights or restrictions; open the brochure for further details.

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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