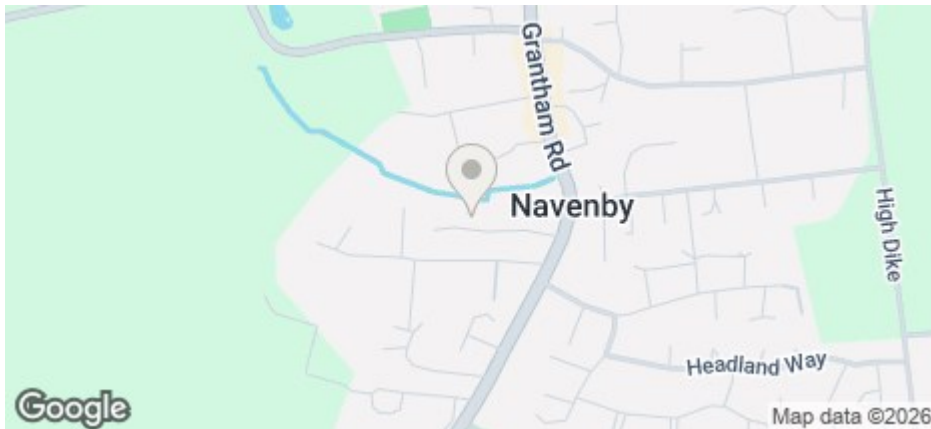




## 2d Gas Lane, Navenby, Lincoln, Lincs, LN5 0EZ

£1,075 Per Month

COUNCIL TAX BAND:



- Modern two bedroom apartment
- Integrated fridge freezer, dishwasher and washing machine
- Two parking spaces in a shared gated parking area
- Great village location
- Apartment spread over two floors
- Underfloor electric heating to the ground floor
- Modern accommodation
- New Build Property – Await Council Tax Banding

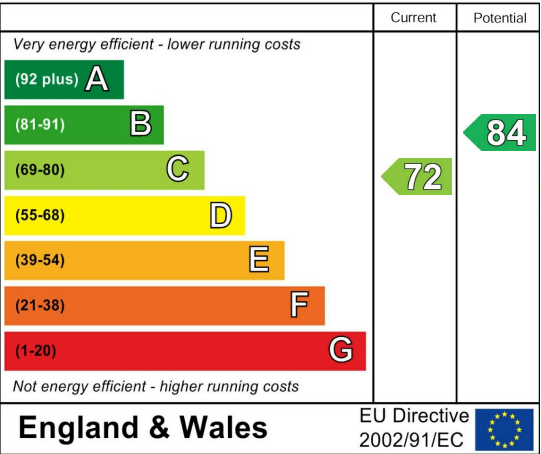
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

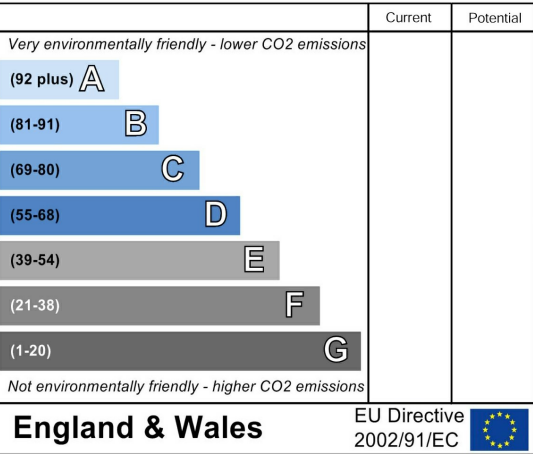
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



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



We are delighted to present this brand new contemporary property in the popular village of Navenby split over two floors.

A stylish two bedroom apartment featuring a bright open-plan living, dining and kitchen area with a modern fitted kitchen, washing machine and fridge freezer. The property offers a contemporary shower room and two spacious bedrooms, both with built-in wardrobes.

Outside, you can enjoy the convenience of two allocated parking spaces within a secure gated parking area as well as your own outdoor gated area. The apartment also benefits from underfloor electric heating to the ground floor, complete with individual thermostat controls for added comfort.

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

WhatsApp - 07983 819835

Call - 01522 802020

Email - [info@cloudlettings.co.uk](mailto: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/>

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/>.

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

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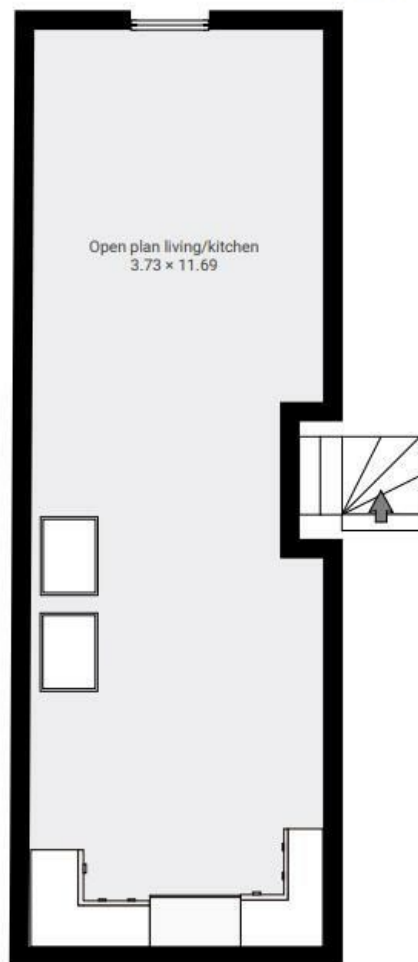
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Terms and conditions apply. Contact the office for more information.



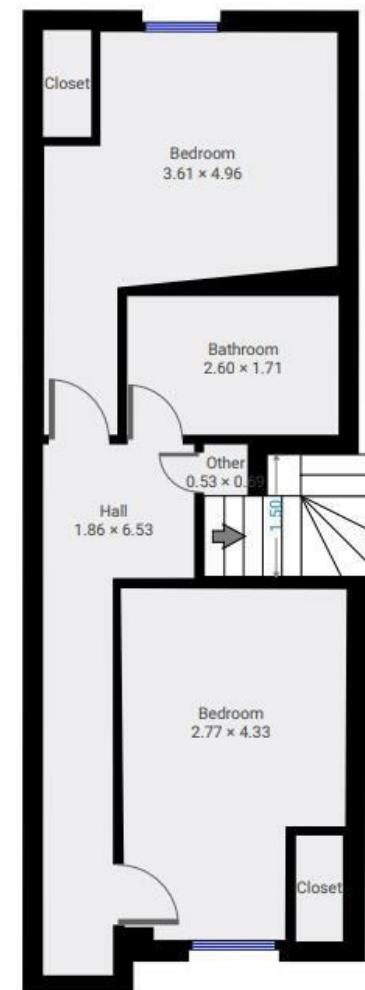
▼ 1st Floor

TOTAL AREA: 42.07 m<sup>2</sup> • LIVING AREA: 42.07 m<sup>2</sup> • ROOMS: 1



▼ Ground Floor

TOTAL AREA: 35.93 m<sup>2</sup> • LIVING AREA: 35.93 m<sup>2</sup> • ROOMS: 7



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