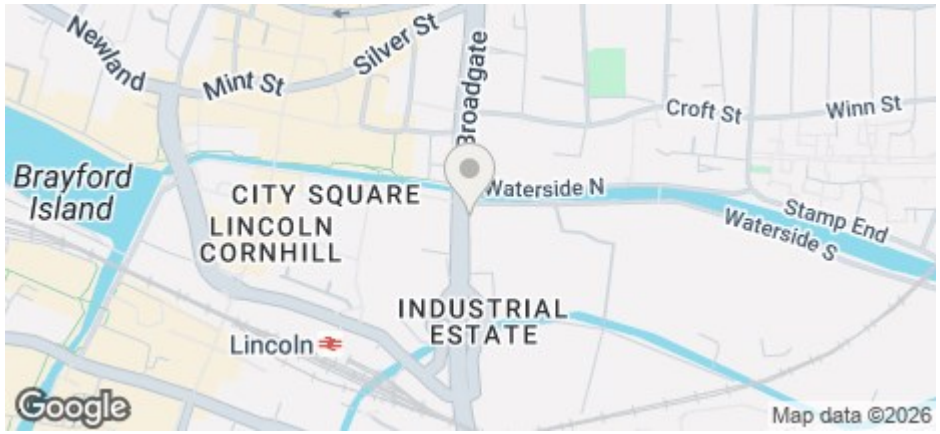
cloud lettings

Flat 2 22-24 Melville Street, Lincoln, LN5 7HW

£500 PCM

COUNCIL TAX BAND: A



- Great City Centre Location
- Separate Lounge
- Electric Storage Heating
- 1st Floor Apartment
- Grade II Listed Building - List Entry Number: 1388639
- One Double Bedroom
- Fitted Kitchen with Oven and Hob
- Bathroom with Shower over Bath
- Council Tax Band A

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

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

Rights & restrictions
"TOGETHER WITH and SUBJECT TO the rights of way and drainage as now used or enjoyed in common with the owner or occupiers of the adjoining property on the South Number 24 Melville Street."
"IT is hereby declared:-
(i) That the walls dividing the messuage or dwellinghouse hereby conveyed from the adjoining
dwellinghouse Number 24 Melville Street aforesaid are party walls
(ii) That the boundary wall on the South side of the yard hereby conveyed belongs to Number 24 Melville Street aforesaid
(iii) That the costs and expenses of repairing and maintaining the
passage and drains thereunder shall be borne in equal shares by the owners from time to time of the property hereby conveyed and the owners from time to time of Number 24 Melville Street aforesaid."
"SUBJECT TO in particular a right of way on foot only for the owners and occupiers for the time being of Number 24 Melville Street aforesaid over the porch passageway and yard hatched green on the said plan.

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

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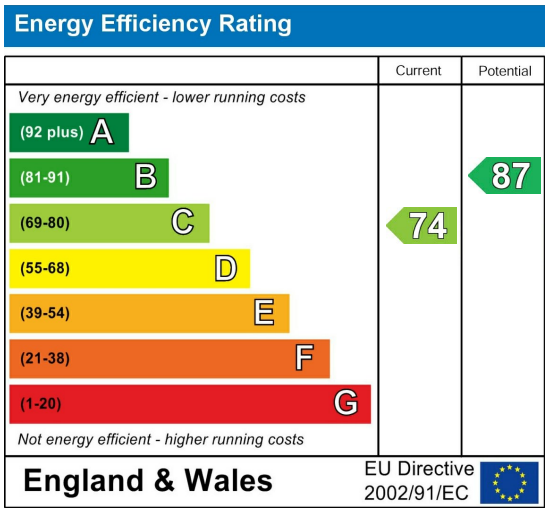

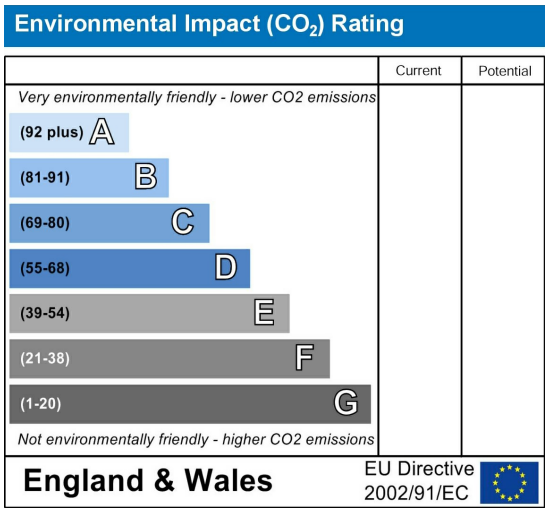

The property is accessed by a communal entrance and stairwell. Inside the apartment itself briefly comprises of Entrance hall leading to a bright lounge, a good size fitted Kitchen with electric oven, hob and extractor and extra utility space to the rear, one bedroom and the bathroom with white bathroom suite and shower over the bath.

The property is unfurnished, benefiting from electric storage heating throughout and is within Council Tax Band A. No parking included.

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

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.

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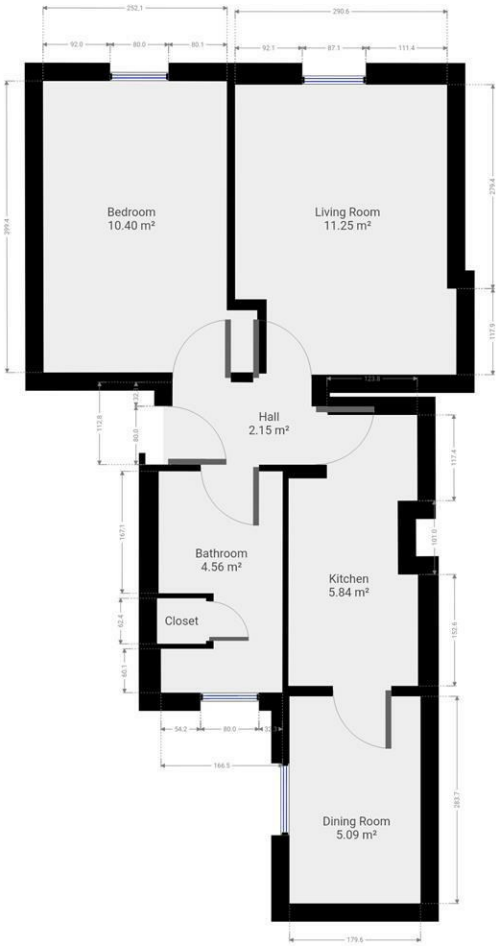
Terms and conditions apply. Contact the office for more information.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

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

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