cloud lettings



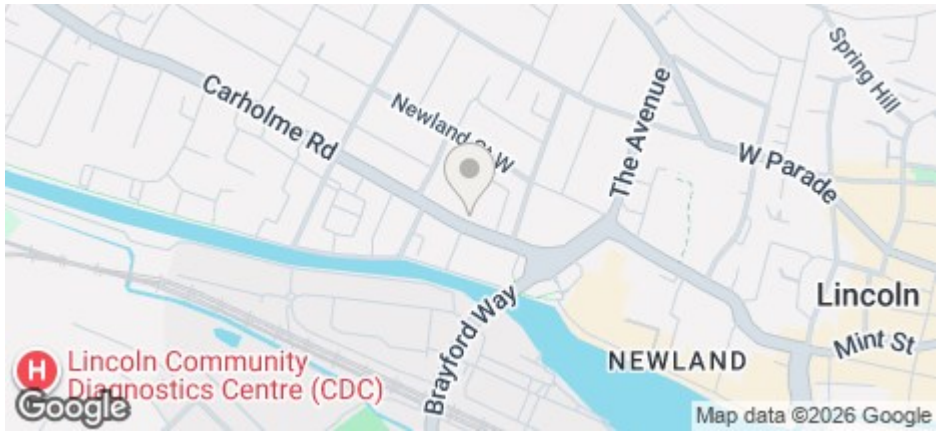




Studio CF, 9 Brayford Court 57-59 Carholme Road, Lincoln, Lincs, LN1 1RS

£195 Per Week

COUNCIL TAX BAND: D



- Private studio room split across two separate spaces
- Private lounge area with dining table, chair and sofa
- Couples welcome – Council Tax included for non-students
- Large shared kitchen and lounge, professionally cleaned weekly
- Large outdoor green space
- Furnished bedroom with bed, desk, wardrobe and drawers
- Room includes kitchenette with microwave, kettle and fridge freezer
- Suitable for students and professionals
- Secure gated building with courtyard, laundry and bike storage
- Available for 26/27

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

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

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

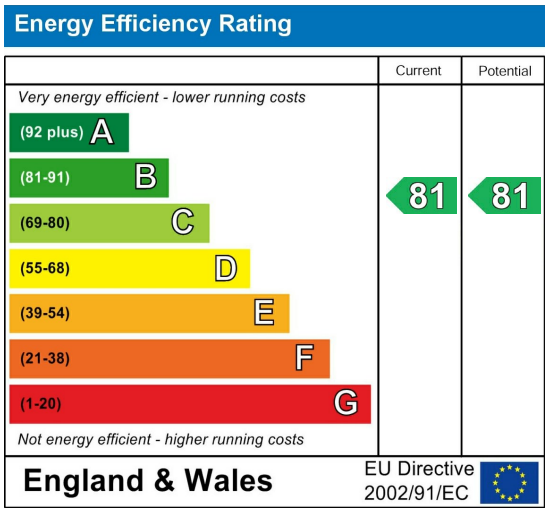
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803

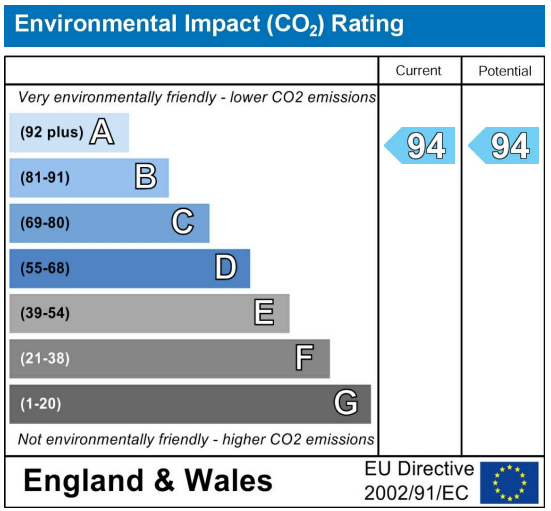
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: https://check-long-term-flood-risk.service.gov.uk/postcode

1 2 1 B

Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.
The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.





Studio Room Living – With a Social Twist

These newly created studio rooms at Brayford Court offer the feel of an independent apartment, with a furnished bedroom and separate private lounge area – ideal for individuals or couples looking for a self-contained living space right in the heart of Lincoln.

With a personal kitchenette setup, two shared bathrooms and weekly professional cleaning of shared areas, these studio rooms combine privacy and comfort with the benefit of a sociable, secure environment. Just a short walk to the University of Lincoln and city centre.

Inside Your Studio Room (arranged as two separate rooms)

Private bedroom with:
• Bed
• Wardrobe
• Chest of drawers
• Desk and chair

Private living and dining room with:
• Compact dining table and chairs
• Lounge chair or small sofa
• Worktop area with microwave, kettle, and under-counter fridge with freezer compartment

Shared Facilities Within the Flat
• Two modern shared bathrooms
• Large, fully equipped communal kitchen and lounge
• Weekly professional cleaning of all shared areas

Rent: £195 per week

Price displayed is the total rent per week for the property, based on 1 or 2 tenants renting

The complex offers the rare opportunity of secure green space to meet up and socialise outside, with gated entry and additional key fob block entry.

It features a communal laundry room with washers and dryers. Top up cards are used for payment via Washstation, an external laundry service.

There is no parking available for this property.

The deposit payable on the first day of your tenancy is just **£400.00** along with the first months' rent.

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.

The stated rent excludes Council Tax. Full time students may be exempt (subject to Council approval).

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!

See downloadable brochure for more details.

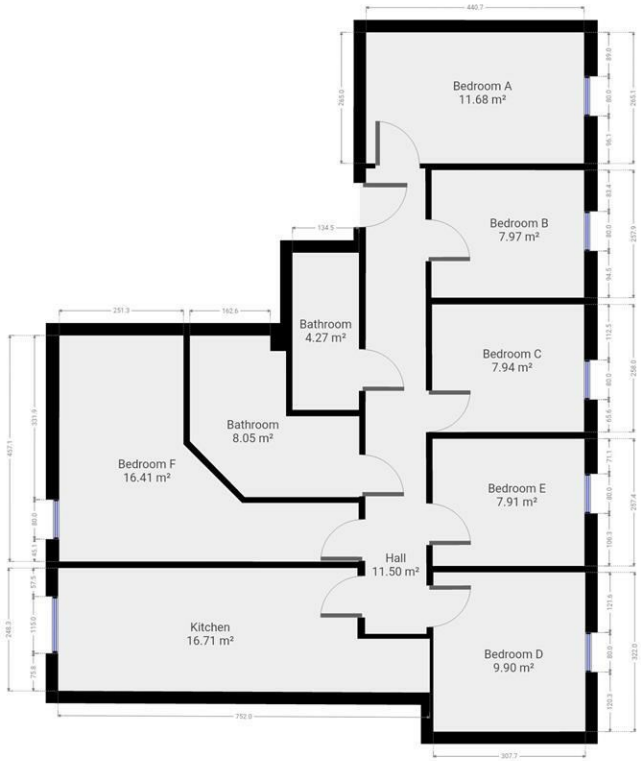
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WhatsApp - 07908 557770

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/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/.

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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