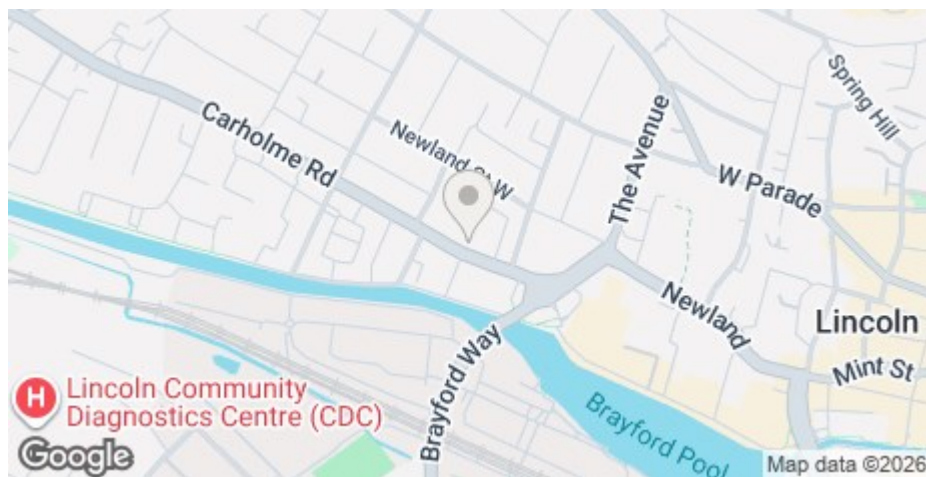




£105 Per Week

Council Tax Band D



## Apartment 11, Brayford Court 57-59 Carholme Road, Lincoln, Lincs, LN1 1RS

- Five bedroom flat share
- Available to students and recent graduates
- Secure gated entry
- 3rd floor apartment
- Council Tax Band D
- Price displayed is per person
- CCTV
- Community feel
- Close to the University
- Available for 26/27

\*\*ROOMS AVAILABLE\*\*

Five-bedroom flat house Located in the prime West End area within a five minute walk of Lincoln University. The perfect location for any student with a variety of bars, restaurants and transport hub all within close distance.

- Room A - \*RESERVED\*
- Room B - Available from 14/08/2026
- Room C - \*RESERVED\*
- Room E - \*RESERVED\*
- Room F - \*RESERVED\*

Gas central heating. No parking available.

**House Share Individual Key Info**  
Rent: £105 per week for one room  
Deposit: £200 per person

Individual room  
This listing is for a single room in a house share on an individual tenancy agreement at the rent stated above.

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 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!

See downloadable brochure for more details.

Call - 01522 802020  
email - info@cloudlettings.co.uk  
WhatsApp - 07908 557770

**Brayford Court Key Info**  
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.

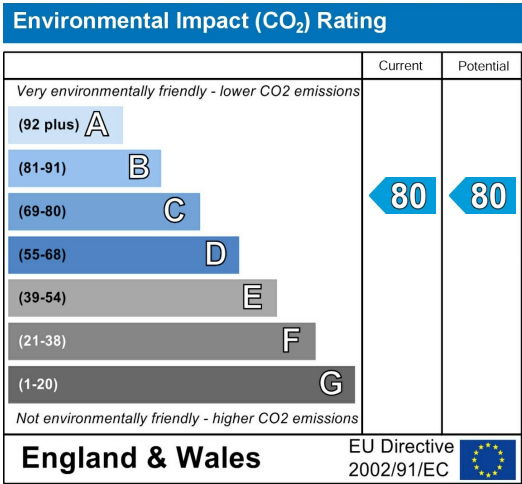
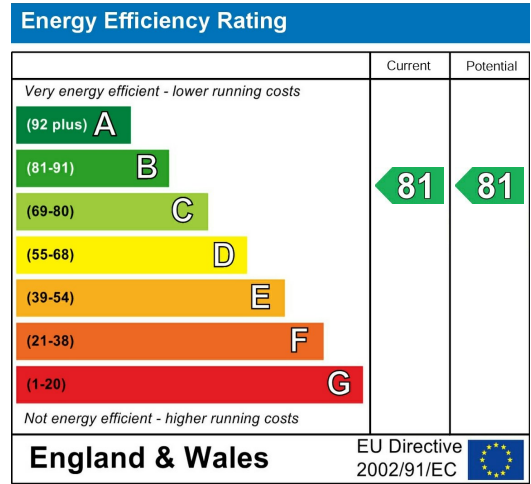
There is no parking available for this property.

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/>.

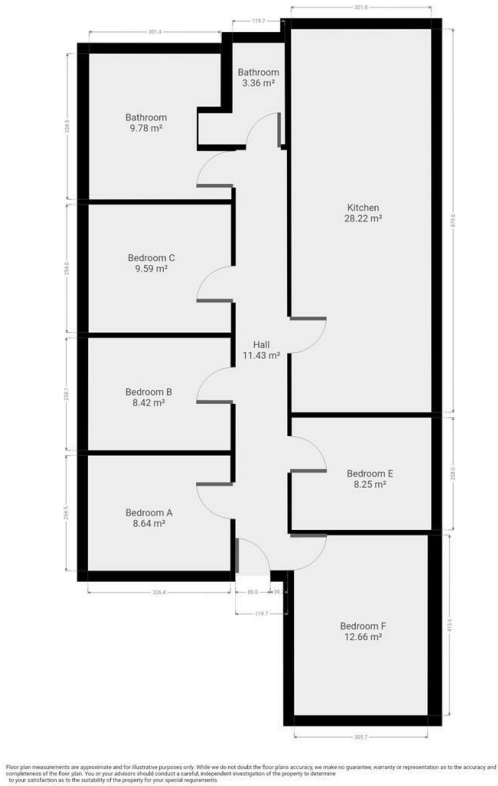
Terms and conditions apply. Contact the office for more information.



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>



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

# Utilities Allowance Schedule

Allowances are based on the number of occupiers at the Property and the type of utility provision. The monthly figures set out in this schedule are not fixed monthly limits and are provided solely for the purpose of calculating a total allowance for the tenancy period using seasonal weighting. The total allowance for the tenancy is the sum of the apportioned monthly figures for the relevant period and this total forms the contractual limit. Usage is not assessed on a strict monthly basis. However, any usage exceeding the total allowance for the tenancy period will be chargeable to the Tenants. The calculation of the total allowance using this schedule is final and not subject to adjustment. .

Where the number of Tenants is not shown in the table, an additional annual allowance will apply per Tenant as follows: Gas 3000 kWh, Electricity 1000 kWh, Water 20 m³. In properties without a gas supply, the electricity allowance will be applied at twice this rate. Any additional allowance will be apportioned in accordance with this schedule, including its seasonal apportionment.

## Gas Allowance (kwh)

| Number of tenants | 1    | 2    | 3    | 4    | 5    | 6    | 7    | 8    | 9    | 10   |
|-------------------|------|------|------|------|------|------|------|------|------|------|
| January           | 1560 | 2028 | 2496 | 3120 | 3900 | 4680 | 5304 | 5928 | 6396 | 6864 |
| February          | 1456 | 1893 | 2330 | 2912 | 3640 | 4368 | 4950 | 5533 | 5970 | 6406 |
| March             | 1144 | 1487 | 1830 | 2288 | 2860 | 3432 | 3890 | 4347 | 4690 | 5034 |
| April             | 936  | 1217 | 1498 | 1872 | 2340 | 2808 | 3182 | 3557 | 3838 | 4118 |
| May               | 520  | 676  | 832  | 1040 | 1300 | 1560 | 1768 | 1976 | 2132 | 2288 |
| June              | 416  | 541  | 666  | 832  | 1040 | 1248 | 1414 | 1581 | 1706 | 1830 |
| July              | 208  | 270  | 333  | 416  | 520  | 624  | 707  | 790  | 853  | 915  |
| August            | 312  | 406  | 499  | 624  | 780  | 936  | 1061 | 1186 | 1279 | 1373 |
| September         | 520  | 676  | 832  | 1040 | 1300 | 1560 | 1768 | 1976 | 2132 | 2288 |
| October           | 832  | 1082 | 1331 | 1664 | 2080 | 2496 | 2829 | 3162 | 3411 | 3661 |
| November          | 1144 | 1487 | 1830 | 2288 | 2860 | 3432 | 3890 | 4347 | 4690 | 5034 |
| December          | 1352 | 1758 | 2163 | 2704 | 3380 | 4056 | 4597 | 5138 | 5543 | 5949 |

## Electric Allowance (kWh, gas present)

| Number of tenants | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8    | 9    | 10   |
|-------------------|-----|-----|-----|-----|-----|-----|-----|------|------|------|
| January           | 343 | 389 | 458 | 572 | 686 | 801 | 915 | 1030 | 1144 | 1258 |
| February          | 312 | 354 | 416 | 520 | 624 | 728 | 832 | 936  | 1040 | 1144 |
| March             | 281 | 318 | 374 | 468 | 562 | 655 | 749 | 842  | 936  | 1030 |
| April             | 250 | 283 | 333 | 416 | 499 | 582 | 666 | 749  | 832  | 915  |
| May               | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655  | 728  | 801  |
| June              | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655  | 728  | 801  |
| July              | 187 | 212 | 250 | 312 | 374 | 437 | 499 | 562  | 624  | 686  |
| August            | 187 | 212 | 250 | 312 | 374 | 437 | 499 | 562  | 624  | 686  |
| September         | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655  | 728  | 801  |
| October           | 250 | 283 | 333 | 416 | 499 | 582 | 666 | 749  | 832  | 915  |
| November          | 312 | 354 | 416 | 520 | 624 | 728 | 832 | 936  | 1040 | 1144 |
| December          | 343 | 389 | 458 | 572 | 686 | 801 | 915 | 1030 | 1144 | 1258 |

Electric Allowance  
(kWh, electric only, no gas present)

| Number of tenants | 1   | 2   | 3   | 4    | 5    | 6    | 7    | 8    | 9    | 10   |
|-------------------|-----|-----|-----|------|------|------|------|------|------|------|
| January           | 686 | 778 | 915 | 1144 | 1373 | 1602 | 1830 | 2059 | 2288 | 2517 |
| February          | 624 | 707 | 832 | 1040 | 1248 | 1456 | 1664 | 1872 | 2080 | 2288 |
| March             | 562 | 636 | 749 | 936  | 1123 | 1310 | 1498 | 1685 | 1872 | 2059 |
| April             | 499 | 566 | 666 | 832  | 998  | 1165 | 1331 | 1498 | 1664 | 1830 |
| May               | 437 | 495 | 582 | 728  | 874  | 1019 | 1165 | 1310 | 1456 | 1602 |
| June              | 437 | 495 | 582 | 728  | 874  | 1019 | 1165 | 1310 | 1456 | 1602 |
| July              | 374 | 424 | 499 | 624  | 749  | 874  | 998  | 1123 | 1248 | 1373 |
| August            | 374 | 424 | 499 | 624  | 749  | 874  | 998  | 1123 | 1248 | 1373 |
| September         | 437 | 495 | 582 | 728  | 874  | 1019 | 1165 | 1310 | 1456 | 1602 |
| October           | 499 | 566 | 666 | 832  | 998  | 1165 | 1331 | 1498 | 1664 | 1830 |
| November          | 624 | 707 | 832 | 1040 | 1248 | 1456 | 1664 | 1872 | 2080 | 2288 |
| December          | 686 | 778 | 915 | 1144 | 1373 | 1602 | 1830 | 2059 | 2288 | 2517 |

Water Allowance (m3)

| Number of tenants | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|-------------------|----|----|----|----|----|----|----|----|----|----|
| January           | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| February          | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| March             | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| April             | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| May               | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| June              | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| July              | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| August            | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| September         | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| October           | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| November          | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| December          | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |

