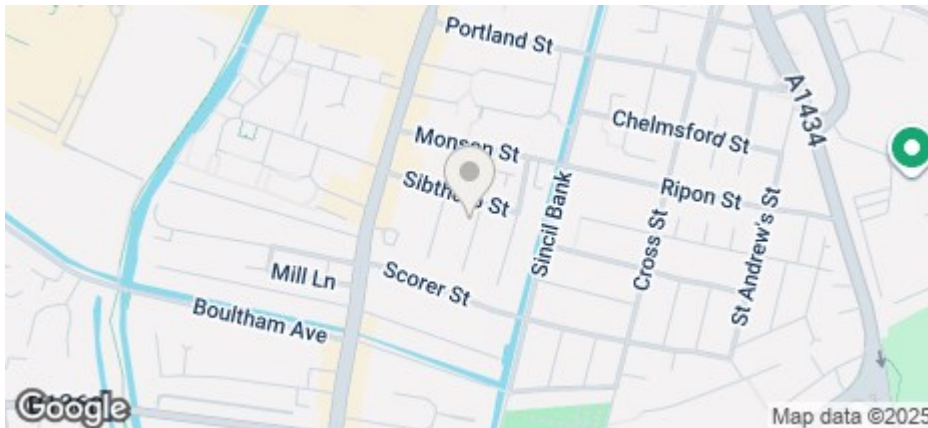




## 2 Abbot Street, Lincoln, LN5 7SN

£632 Per Month

COUNCIL TAX BAND: A



- Individual en suite shower rooms
- Great location close to the City centre and UoL
- Dishwasher included
- Spacious open-plan kitchen and living area
- Council Tax Band A
- On-street permit parking
- Deposit only £200pp
- Contemporary style
- Enclosed rear garden
- Available for 25/26

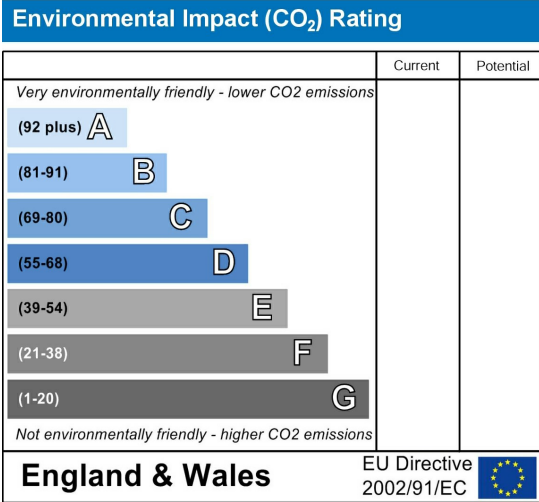
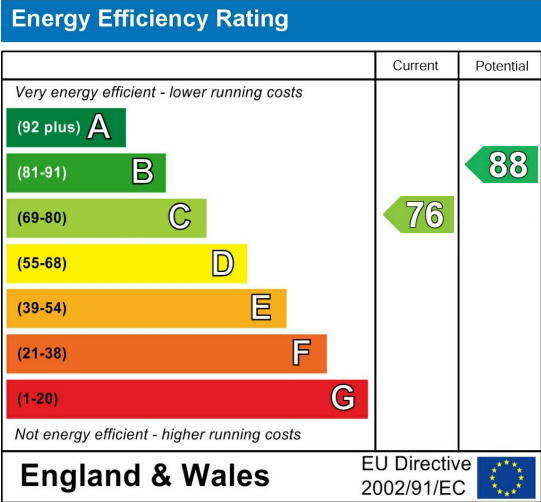
Rights & restrictions

TOGETHER WITH a right of way for the Purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed over and along the open passage or way running along the northern boundary of the property hereby conveyed to and from the rear of the same from and to Abbot Street aforesaid in common with all other persons having the like right AND TOGETHER ALSO WITH a right (in common as aforesaid) to use the line of drainage pipes lying under the said passage or way SUBJECT TO the payment of a proportionate part of the cost of maintaining renewing and repairing the said open passage or way and the said line of drainage pipes lying thereunder.

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>



**\*\* EN SUITE ROOMS AVAILABLE \*\***

Contemporary en suite student accommodation in the City centre - close to the University of Lincoln and the Transport Hub. Five bedroom with en suite shower rooms with high quality fixtures and fittings. A spacious open-plan kitchen and living area. Enclosed rear garden

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

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

The property comes FURNISHED and INCLUDES ALL UTILITIES - Gas, Water, Electricity, TV licence, Council Tax and Broadband.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing or book your viewing slot online at a time convenient for you!

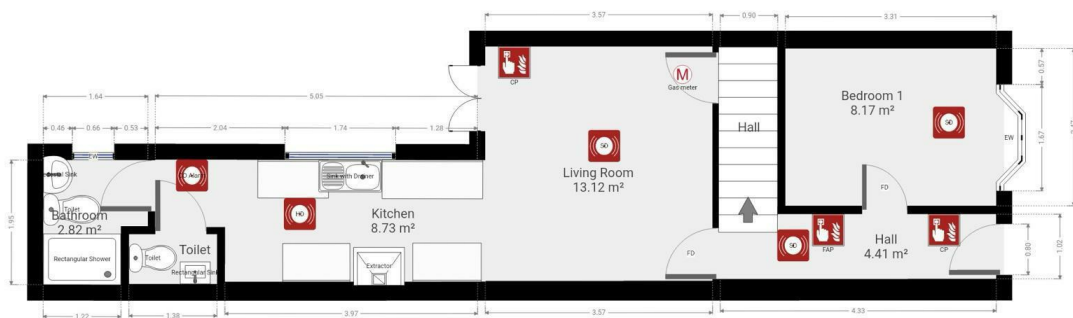
- Text – 07908 528042
- Call - 01522 802020
- Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

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.

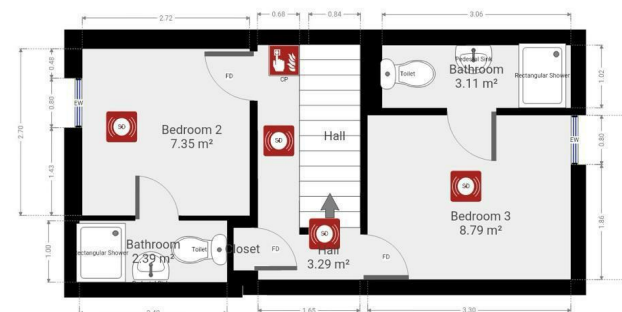
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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/>.

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



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.



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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