

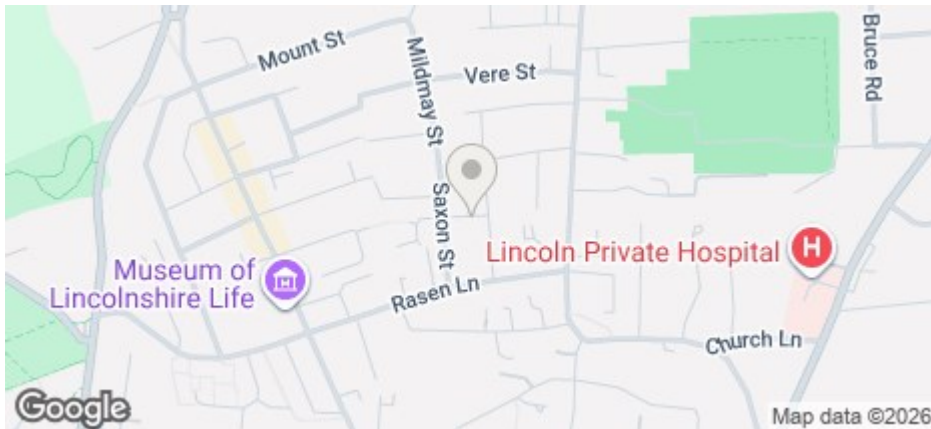


£975 Per Month

COUNCIL TAX BAND: A



1 Aldreth Villas Saxon Street, Lincoln, Lincs, LN1 3JU



- Two Bedrooms
- Contemporary Kitchen with Integrated Fridge and Freezer, Cooker, Hob and Extractor
- Gas Central Heating
- Great Location in Uphill Lincoln
- Council Tax Band A
- Modern Fitted Bathroom with Shower Over Bath
- Off Street Parking
- Fully Double Glazed
- High Specification Kitchen and Bathroom

Rights & Restrictions

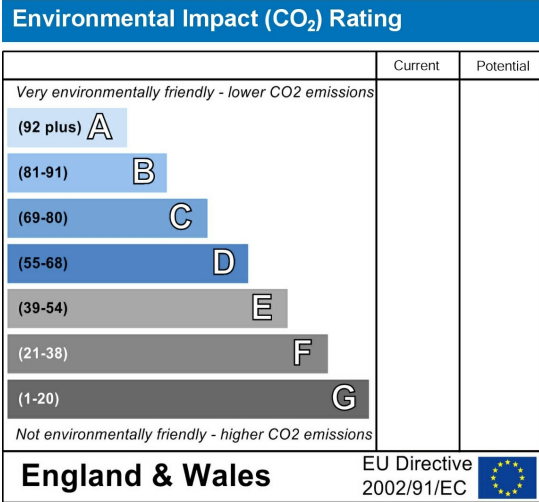
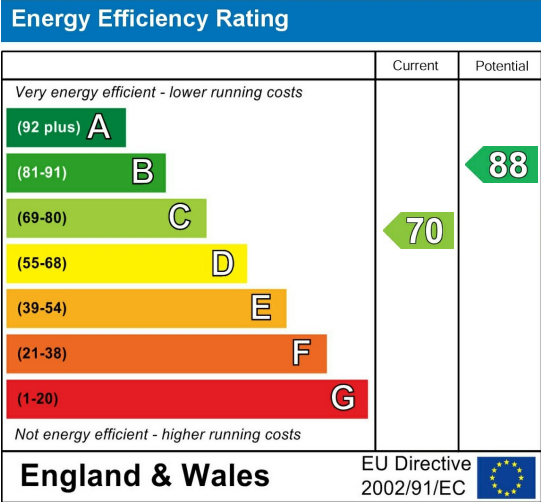
"Not erect or build or or suffer to be erected or built upon the land hereby conveyed any house messuage or tenement which shall be of a less annual value to Rent than Ten pounds and that no house messuage or tenement so to be erected shall at any time hereafter be converted into or let or occupied as a Public house Inn or Tom and Jerry, or as a house or place for the purpose of retailing Beer Ale or spirituous liquors, nor shall any offensive Art trade or business which shall be a nuisance or annoyance be carried on or done in or upon any such house messuage or tenement to be erected thereon as aforesaid or upon the said piece of land hereby conveyed."

"THE Purchaser for the benefit of Bailgate and Burton Road Methodist Churches hereby covenants with the Vendors that he the Purchaser and the persons deriving title under him will not use the property hereby conveyed for the manufacture distribution sale or supply of any intoxicating liquor nor for use as a public dance hall nor for any purpose in connection with the organisation or practice of gambling in any of its forms."

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>



Internally the accommodation comprises of spacious lounge, modern fitted kitchen diner with integrated fridge and freezer. Stairs lead to the first floor with two good sized bedrooms and the contemporary fitted bathroom with shower over the bath.

To the rear is a pleasant enclosed garden, and off street parking is included at the front. Gas central heating.

Don't miss the chance to let this incredibly well presented home. Set only a few minutes from the Bailgate, there is a plethora of local amenities, shops and bars on offer in the historic Uphill area of the city.

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

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

Text - 07983 819835

Call - 01522 802020

Email - 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.

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.

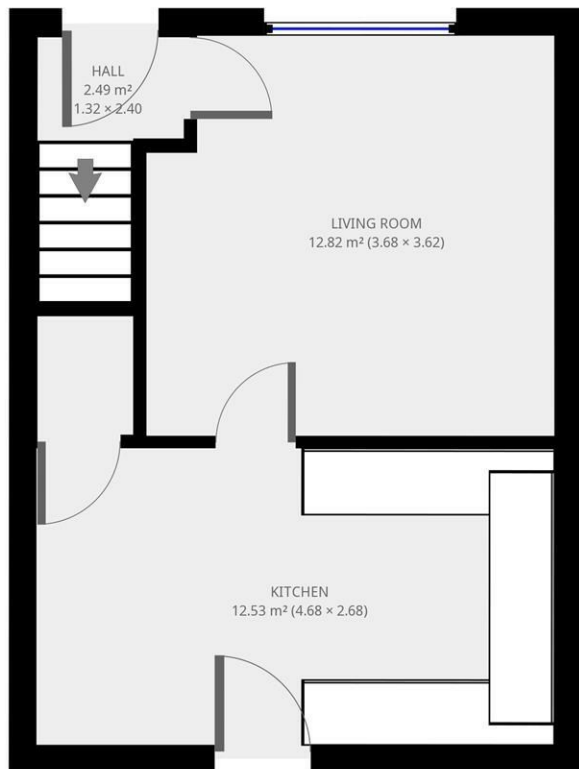
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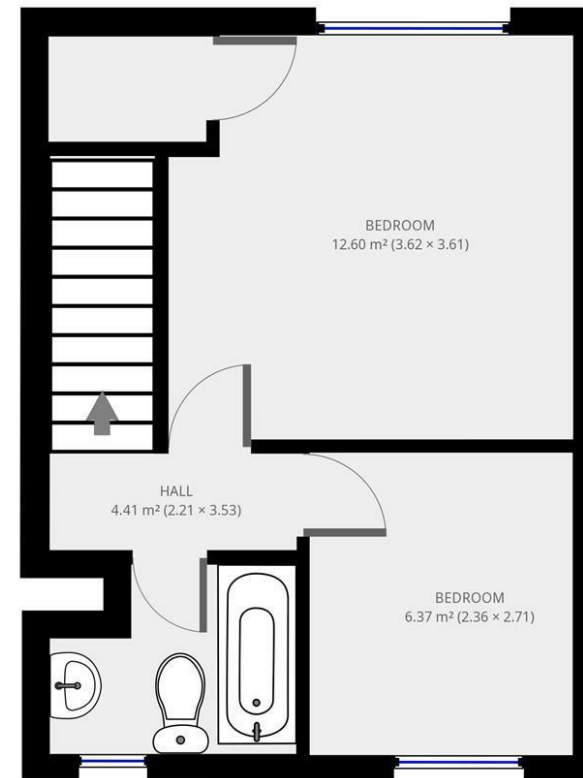
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Terms and conditions apply. Contact the office for more information.





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.



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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