## cloud



accommodation for students

AVAILABLE
2026

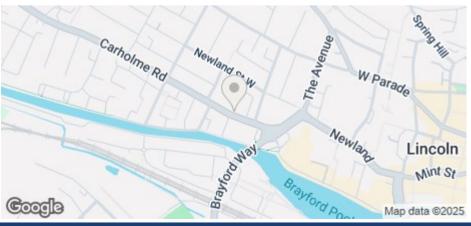
this property is available for the 26/27 academic year



5 Brayford Court 57-59 Carholme Road, Lincoln, Lincs, LN1 1RS

£95 Per Week

**COUNCIL TAX BAND: D** 



- Secure gated entry & CCTV
- Large communal outdoor gardens
- Separate Washstation
- 2nd floor apartment
- Council Tax Band D

- Contemporary apartment with two shower rooms
- Community feel
- Virgin Media Internet
- Close to University
- Available for 26/27

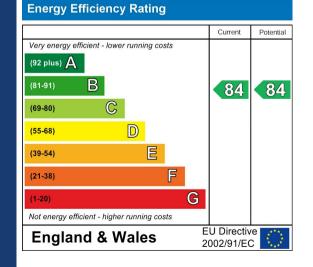
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

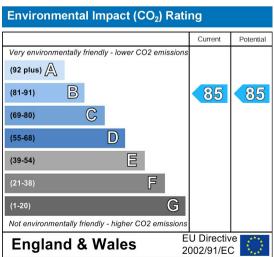
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803

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



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 not 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 cort 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.

Six bedroom student apartment located in the prime West End area within a five minute walk of Lincoln University. This apartment has a modern and stylish finish.

Gas central heating. Parking available on request.

Brayford Court is perfect for students or recent graduates looking for a community feel, just a short walk to the University of Lincoln and the City Centre shops and restaurants.

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.

\*Price displayed is as per person per week\*

The deposit payable on the first day of your tenancy is just \*\*£200.00\*\* per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The total rent due for the property will increase by £43.48 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

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 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.

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/.

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















Floor pile measurements are approximate and for illustrative purposes only. Mile we do not doubt the floor plans accuracy, we make no guarantee, warrawly 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 destinance, the floor plans accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to destinance.

The property of the standards of the control from our society in 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  $1.5 \mathrm{m}$