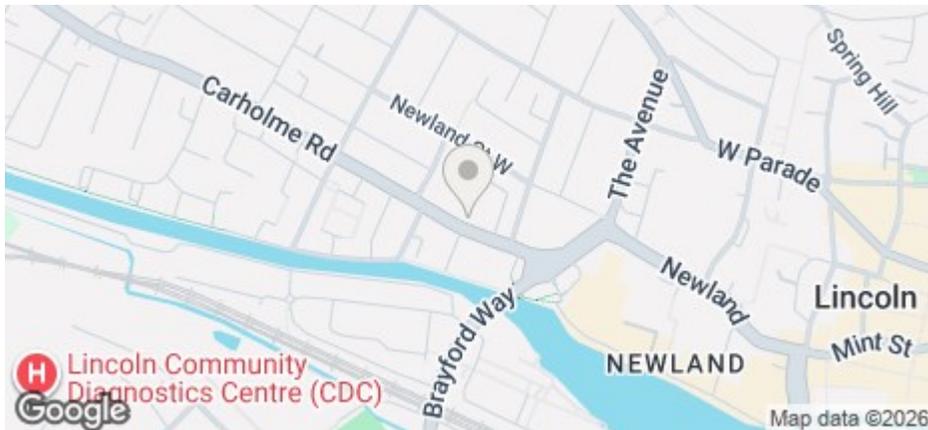




## Studio AB, 14 Brayford Court 57-59 Carholme Road, Lincoln, Lincs, LN1 1RS

£192 Per Week

COUNCIL TAX BAND: B



- Private studio room split across two separate spaces plus off-suite
- Ground floor apartment with private rear garden
- Room includes kitchenette with microwave, kettle and fridge freezer
- Permit parking included
- Large shared kitchen (with washer/dryer) and lounge, professionally cleaned weekly
- Furnished bedroom with bed, desk, wardrobe and drawers
- Private lounge area with dining table, chair and sofa
- Couples welcome – Council Tax included for non-students
- Secure gated building with courtyard, laundry and bike storage
- Available NOW

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>

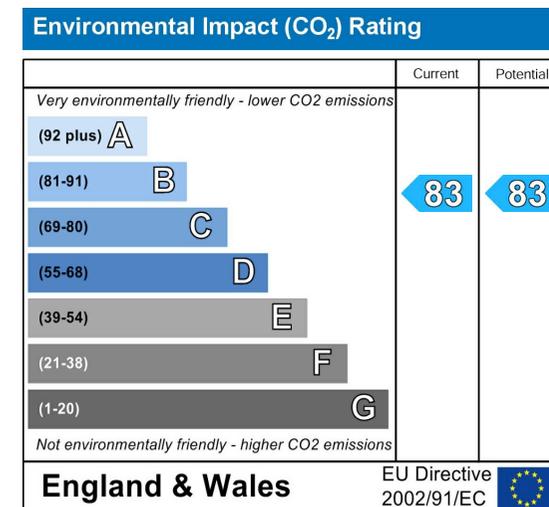
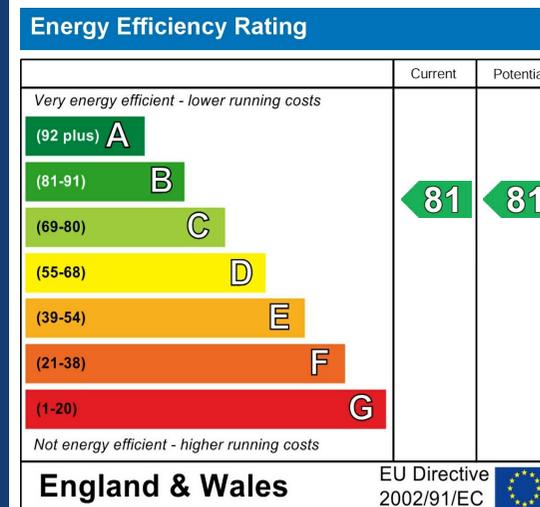
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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 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 private bathroom, 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 off-suite bathroom with shower.

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

- Large, fully equipped communal kitchen and lounge
- Weekly professional cleaning of all shared areas
- Washer / dryer provided

Pricing

- Students and Non-students: £199 per week
- Couples: Add £10 per week to the prices above

Included in the Rent

- Gas, electricity and water
- Virgin Media broadband
- TV licence
- Council Tax (included for non-students)
- Parking Permit

Additional Perks

- Secure gated building with CCTV
- Access to a spacious private courtyard
- On-site laundry and bike storage

?? Location: Brayford Court, Lincoln, LN1 – just minutes from campus, the Brayford Waterfront and city centre amenities.

Only two studio rooms available – contact us today to arrange a viewing.

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.

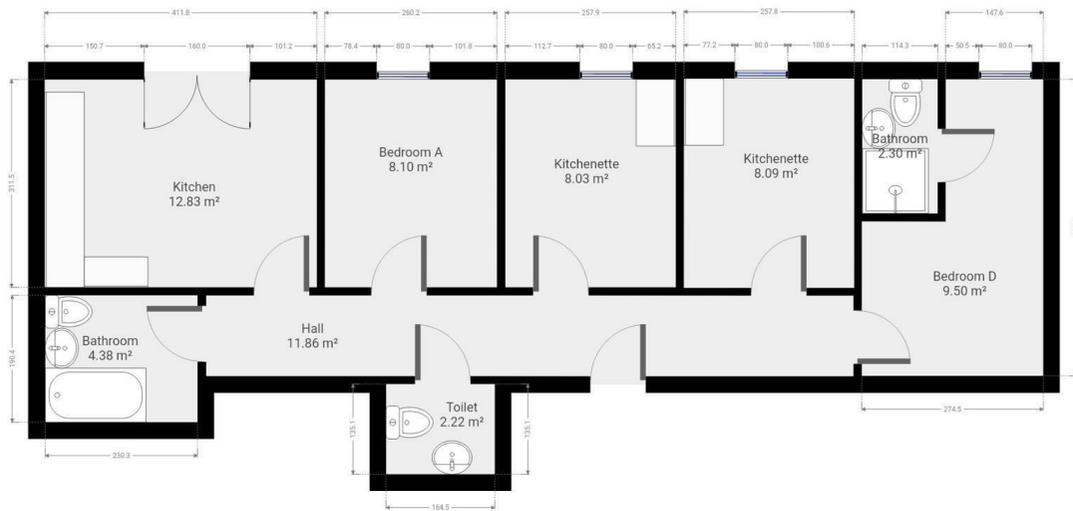
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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 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