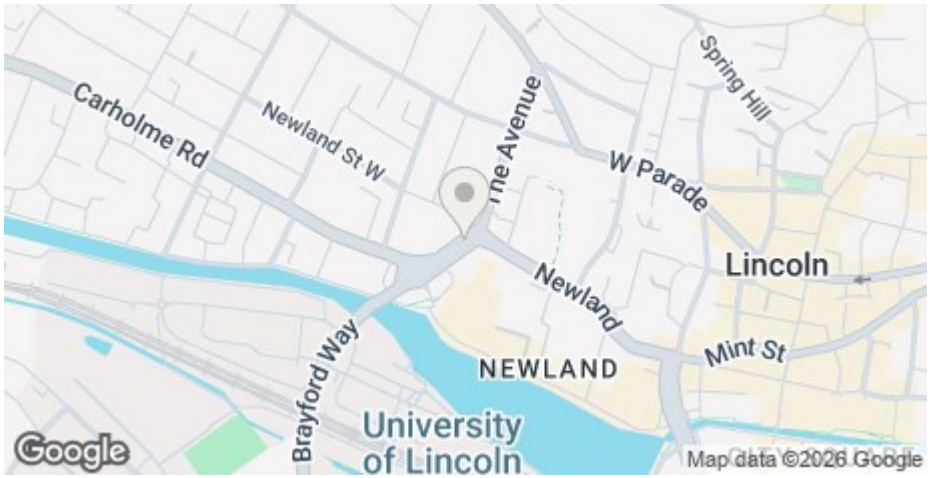
cloud lettings

Studio 5, 157 Carholme Road, Lincoln, Lincs, LN1 1RU

£734 Per Month

Council Tax Band A



- Ensuite studio room
- Basic kitchen facilities in-room and access to a large communal kitchen
- Shared communal lounge area
- Single occupancy only
- Council Tax Band A
- Great West End location
- Large outdoor social space
- Dry tea station
- Short walk to Lincoln City Centre bars and restaurants
- AVAILABLE APRIL NOVEMBER

41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN
01522 802020

info@cloudlettings.co.uk
www.cloudlettings.co.uk

En suite studio apartment in the popular West End of Lincoln. The studio includes a dry tea station, under counter fridge freezer, and microwave. Private en suite bathroom.

All studios have access to a communal sitting room and full kitchen where two washer/dryers can be used. The rear garden has a communal picnic area and a bike under cover store accessible via the passage gate.

This studio is single occupancy only. First floor 11.38m2 studio converted from a brick built Victorian terraced property of standard construction.

Gas central heating with individual studio temperature control. No parking available.

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 (gas, electric and water) 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!

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

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.

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

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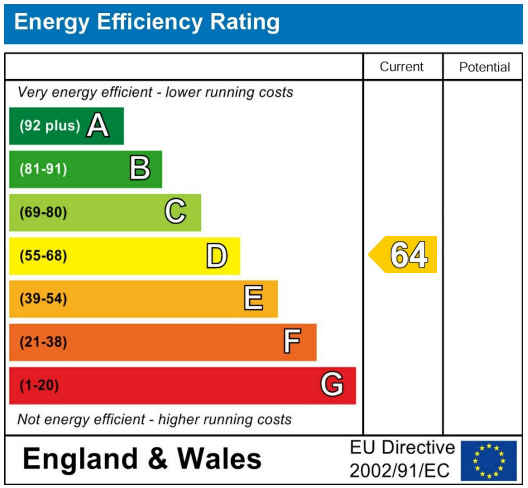

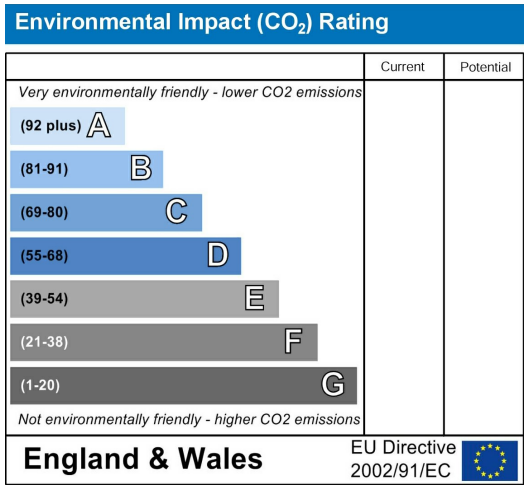

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For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

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 m^3. 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

Rights & restrictions

"TOGETHER WITH the right for the purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed (a) to pass and repass over and along the western half of the said passageway leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the western half of the passageway and (c) for the respective parts of the first floor front and rear rooms of the property hereby conveyed to extend over the said passageway as hitherto with a right of support therefor by the said adjoining property 159 Carholme Road aforesaid the said passageway drains and water pipes and other services being cleansed maintained and repaired at the joint and equal expense of the respective owners of 157 and 159 Carholme Road but SUBJECT TO a right in favour of the owners and occupiers of 159 Carholme Raod aforesaid (a) to pass and repass over and along the eastern half of the passageway leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the eastern half of the passageway and (c) for the respective parts of the first floor front and rear rooms of 159 Carholme Road aforesaid to extend over the said passageway as hitherto with a right of support therefor by the property hereby conveyed."

"IT IS HEREBY AGREED AND DECLARED that the walls dividing the property hereby conveyed from the adjoining dwellinghouse on the west is a party wall and shall be maintained and repaired accordingly."