cloud lettings



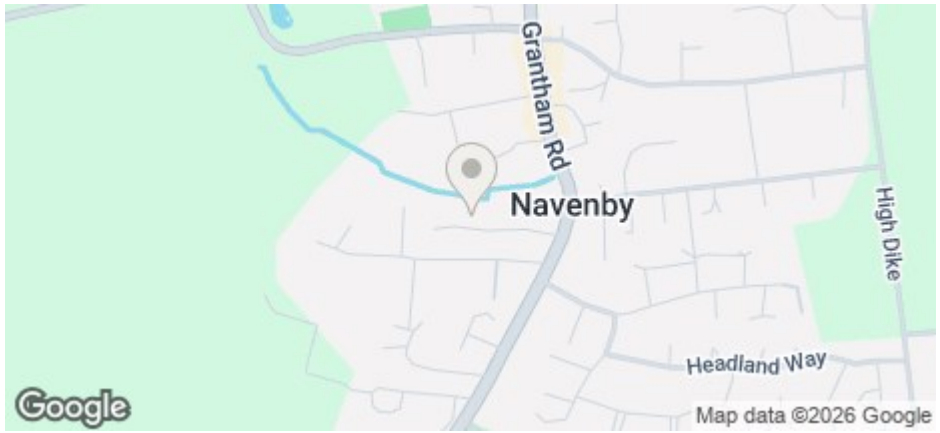




2c Gas Lane, Navenby, Lincoln, Lincs, LN5 0EZ

£975 Per Month

COUNCIL TAX BAND:



- Modern two bedroom apartment
- Underfloor heating with thermostat control in each room
- Two allocated parking spaces in a shared gated parking area
- Great village location
- Ground floor apartment
- Modern feel throughout
- Spacious accommodation
- New Build Property – Await Council Tax Banding

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

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

We are delighted to present this brand new contemporary ground floor apartment in the popular village of Navenby.

Beautifully presented two-bedroom apartment with a bright and spacious open-plan living, dining and kitchen area. The modern kitchen with a breakfast bar, while both double bedrooms benefit from built-in wardrobes. A stylish shower room and handy hallway storage, plus electric underfloor heating throughout with individual room controls for year-round comfort.

Outside, there is secure gated parking for two cars, as well as an enclosed rear yard.

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

WhatsApp - 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/.

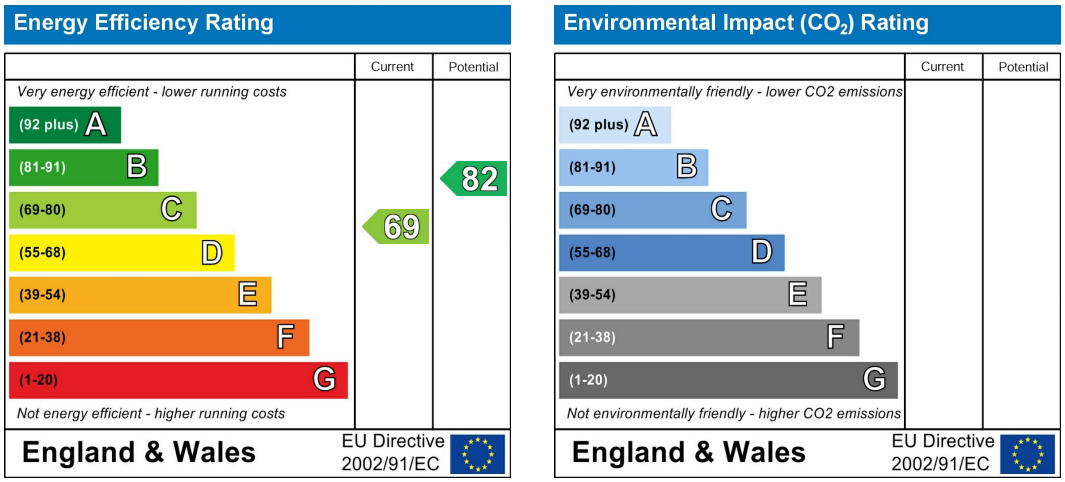
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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



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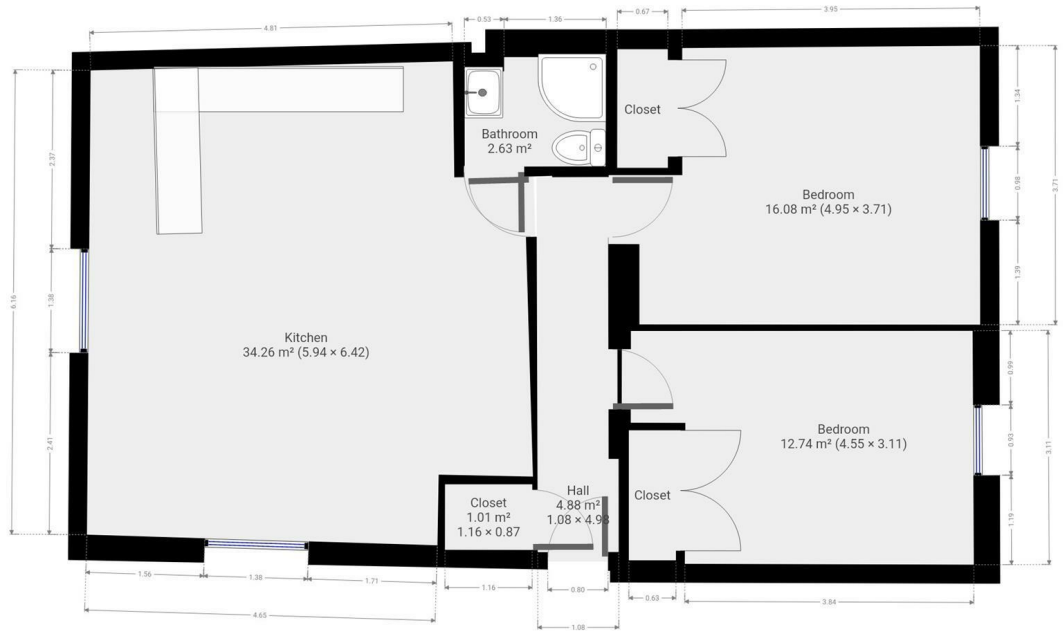




For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

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



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

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