



£400 Per Month

COUNCIL TAX BAND: B



9 Greetwell Place, Lincoln, Lincs, LN2 4BB

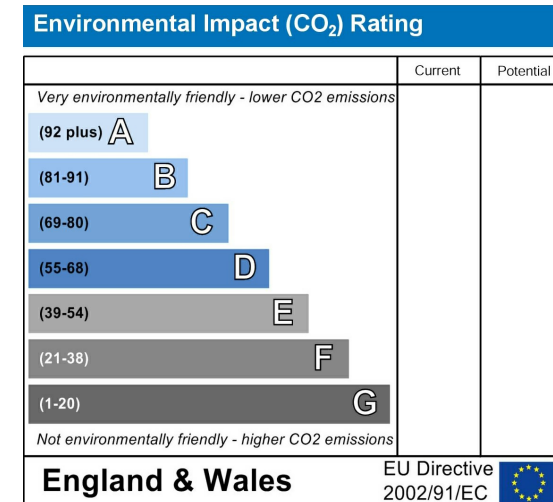
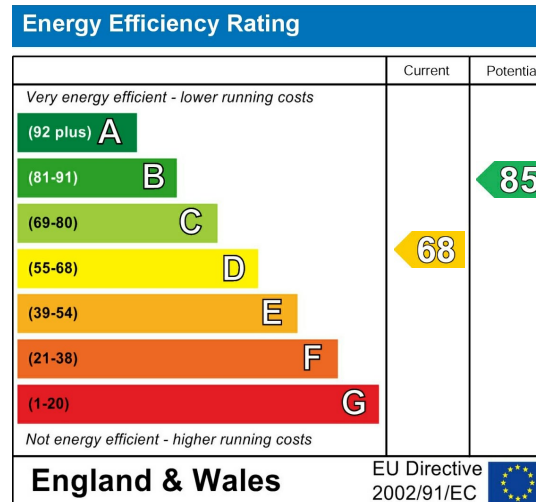


- Located Close to the Bailgate and Lincoln Hospital
- Generous sized bedroom available
- Furnished
- Single occupancy only per room
- Council Tax Band B (included)
- Bills Included - Gas Electricity Water Broadband, TV Licence & Council Tax
- Modern Kitchen and Bathroom
- NEAR HOSPITAL
- Deposit only £300.00
- A parking permit is available via City of Lincoln Council permit scheme for a fee

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>



One large first floor bedroom available. Located in the sought after uphill area of Lincoln, the house share is walking distance to the Bailgate, Lincoln Hospital and the Allenby Estate.

This house share comprises of a large kitchen with appliances included, communal lounge, shared bathroom and well proportioned double bedrooms.

Each bedroom comes fully furnished, and the rent is inclusive of the following utility bills - Gas, Water, TV licence, Council Tax and Broadband. The room comes with access to a shared kitchen with cooking appliances. On site are washing laundry facilities for all tenants to use and all the residents benefit from access to a shared garden. The communal areas are cleaned fortnightly.

Gas central heating via a communal heating system. Heating can be controlled using the TRVs within the property.

A parking permit is available via City of Lincoln Council permit scheme for a fee.

The deposit payable on the first day of your tenancy is just ****£300.00**** along with the first month's rent.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing:

- Text – 07908528042
- Call - 01522 802020
- Email - jonna@cloudlettings.co.uk

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/>.

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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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.



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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