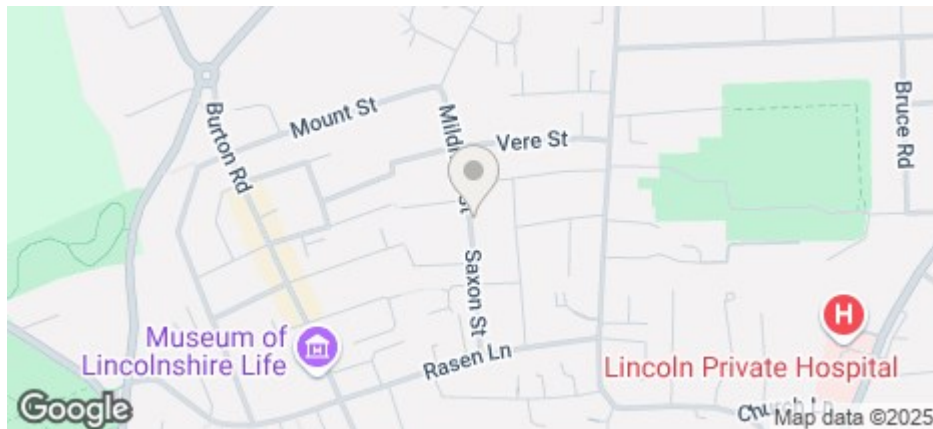


21B Mildmay Street, Lincoln, LN1 3HR

£162 Per Week

COUNCIL TAX BAND: A

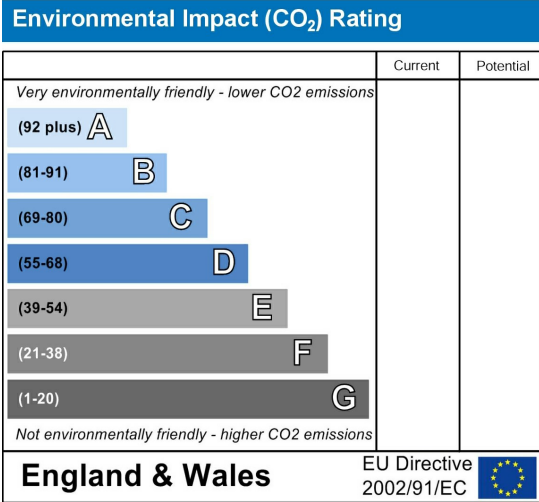
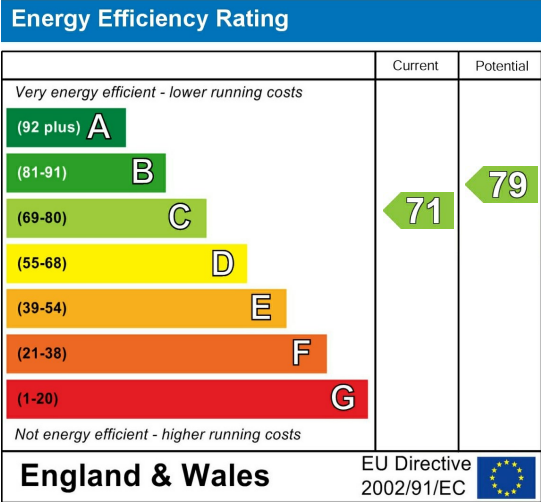


- Great Uphill location
- Fully managed property with no deposit to pay and no fees.
- Large lounge (with wall mounted TV, large desk and sofa)
- Twice monthly cleaner for communal areas
- Council Tax Band A
- Furnished with bed, chest and robe, plus desk, chair and TV.
- Unrestricted on-street parking is available at this location (outside the CPZ).
- Kitchen and dining room features wall mounted TV and dining table
- Two bedrooms with two shower rooms
- Available for 25/26

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>



Large 2 bed student flat with 2 shower rooms and lounge in Uphill location offered on a bills inclusive basis, ideal for Bishop Grosseteste University.

Two large bedrooms with working TV aerial points and flat screen TVs included.

Two shower rooms.

Kitchen with oven, hob, fridge freezer, washing machine and separate dryer.

The kitchen includes a dining area with a 4 person dining table and flat screen TV.

Large separate lounge with two sofas, work from home desk space and flat screen TV.

Parking on the street is unrestricted and free of charge at this location (outside the CPZ).

Price displayed is per person based on 2 tenants renting the property

The following are all Included in the rent:

- Bills inclusive rent.
- High Speed Fibre Internet included in the rent.
- Twice monthly cleaner for communal areas included in the rent.
- Grounds maintenance included in the rent.
- Washer and dryer included in rent.

Remember renting this flat offers the following benefits:

- Fully managed property
- No deposit to pay and no fees.
- 2 bedrooms, each with private shower room.
- Private entrance – no shared hallway.
- Free unrestricted parking (subject to availability).
- Property operated by Bond Housing Group and managed by Cloud Lettings.

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 - info@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/>.

Bills Inclusive Rent for this flat:

The Rent quoted INCLUDES television licensing and the charges (standing/fixed and usage) for water and sewerage, gas, electricity and broadband internet. The Rent quoted INCLUDES use of laundry facilities including dryers. The Rent quoted INCLUDES the cost of parking where an on street parking permit is supplied.

Council Tax for this flat:

Band: A

The Rent quoted EXCLUDES Council Tax.

If the property is rented by 2 non students: A total contribution towards Council Tax of £28.07 per week / £121.66 per calendar month may be added to the Rent by the landlord (suggested at £14.35 pw / £60.83 pcm for each tenant) (suggested Rent =£176.35 per week each).

If the property is rented by 1 non student and 1 student: A total contribution towards Council Tax of £21.05 per week / £91.25 per calendar month may be added to the Rent by the landlord (suggested at £10.52 pw / £45.62 pcm for each tenant) (suggested Rent =£172.52 per week each).

Parking for this flat:

Parking is on the street – there is no private (off street) parking.

There are no on street parking restrictions (such as a controlled parking zone) applicable to the flat.

Property Type and construction type:

Ground floor flat with two bedrooms and a separate lounge converted from a brick built Victorian corner property of standard construction. The landlord has all the required documents and certificates which make the letting of the property lawful.

Utilities:

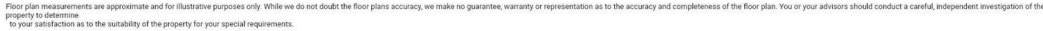
The Rent quoted INCLUDES the utilities and services listed above. There is an independent heating and hot water system. Tenants can control the temperature in their flat. Tenants cannot change any of the utility suppliers including the broadband internet supplier.

Restrictions:

Occupancy of the property is subject to any local council planning and property licensing restrictions.

The maximum occupancy of the flat is three persons sharing (including one couple) and the flat is ONLY available to students. The suggested rent in this advert is based on two persons sharing. Three persons sharing may incur an additional total cost of £10 per week added to the Rent by the Landlord.

Consent to keep a pet will be considered on a case by case basis and if permitted may be subject to an additional cost of up to £10 per week added to the Rent by the landlord.



Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m