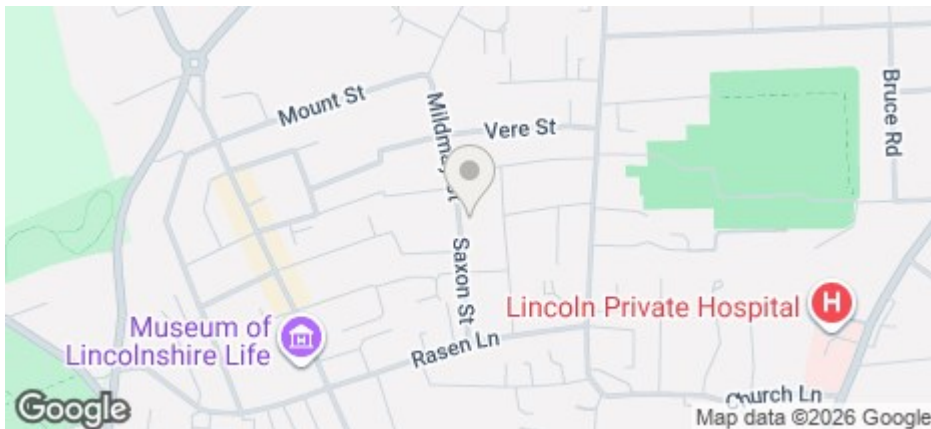




Studio 2, 21B Mildmay Street, Lincoln, LN1 3HR

£210 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 wardrobe, plus desk, chair and TV.
- Free unrestricted parking (subject to availability)
- Kitchen and dining room features wall mounted TV and dining table
- Private en-suite and private food preparation area
- Available OCTOBER

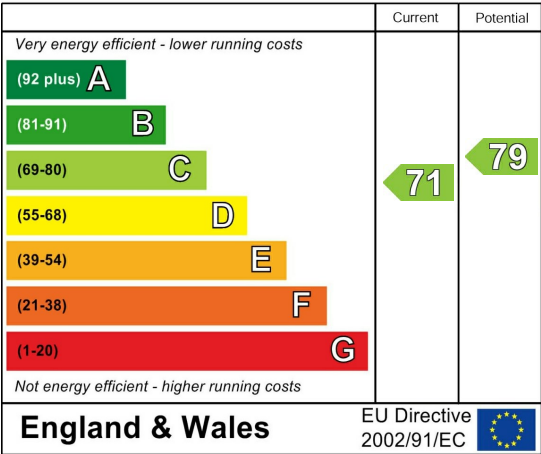
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

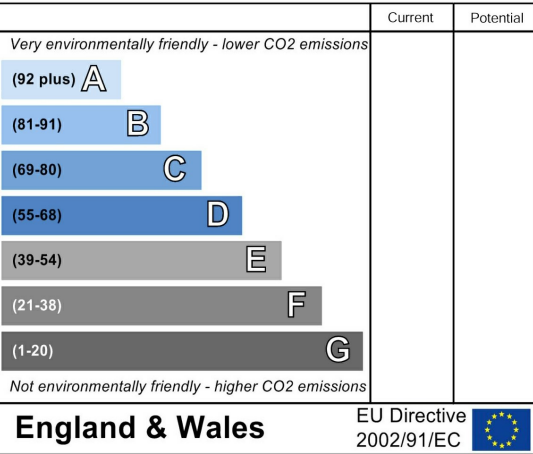
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



RENT INCLUDES UTILITY BILLS, COUNCIL TAX AND INTERNET
BRAND NEW REFURBUISHMENT

MILDMAY STREET LN1 – UPHILL (STUDIO 2)

AVAILABLE TO ALL APPLICANTS (STUDENTS AND NON STUDENTS)

NO PARKING RESTRICTIONS

Fully managed property with no deposit to pay and no fees.

Bond Housing Group operated and managed boutique en-suite Studio in prime Uphill/ Castle location offered on a bills inclusive basis.

Private en-suite with shower, basin and WC.

Private food preparation area with own microwave, fridge freezer, kettle, toaster and sink.

Access to a large communal kitchen (with an oven and hob) and to communal laundry facilities (with a washer and separate dryer) shared with only one other studio in the development.

Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with seating.

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

The following are all Included in the rent:

- Utility Bills included in the rent
- Council Tax included in the rent
- Fibre Internet included in the rent
- Television Licence included in the rent
- Housekeeping for communal areas included in the rent
- Grounds maintenance included in the rent
- On site washers and dryers included in the rent

Remember studio living offers the following benefits:

- Fully managed property
- No deposit to pay and no fees
- Private en-suite and private food preparation area
- Free unrestricted parking (subject to availability)
- Property operated and managed by Bond Housing Group

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/fees>

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



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