

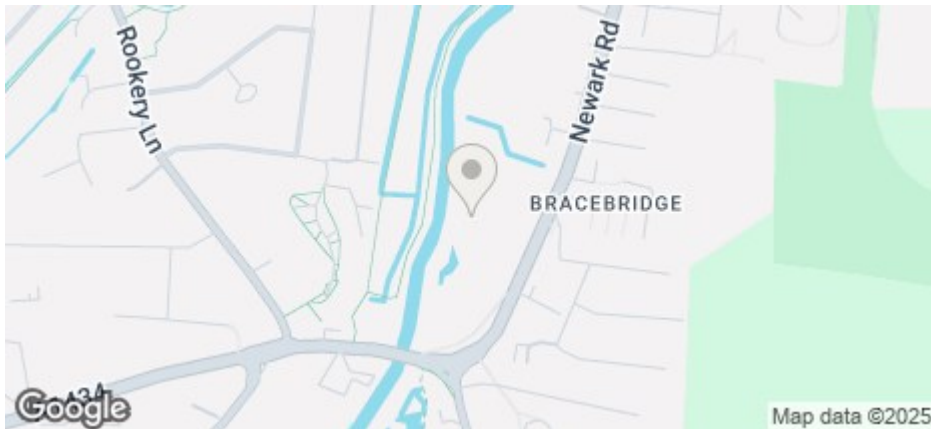


£750 PCM

COUNCIL TAX BAND: A



299a Newark Road, Lincoln, LN5 8PE



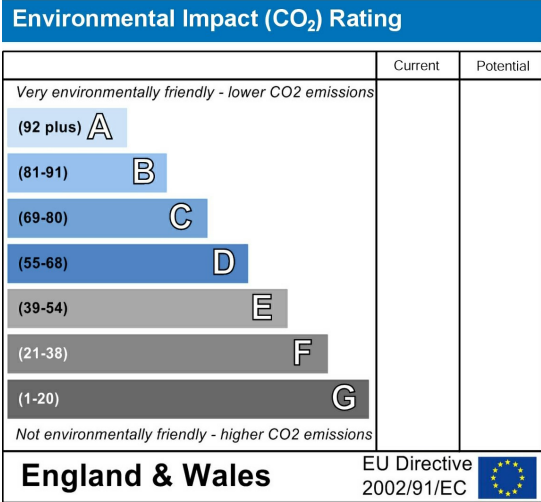
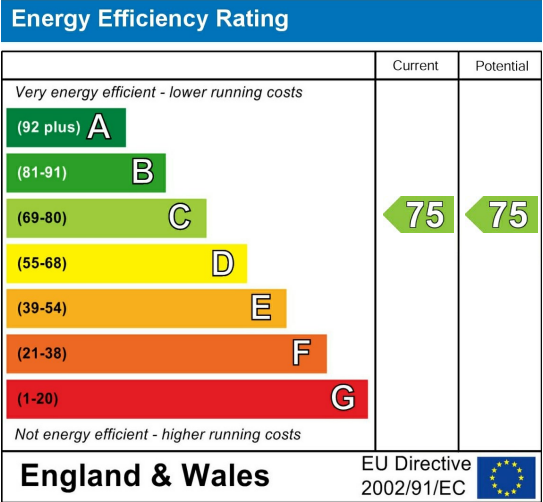
- One Double Bedroom Apartment
- Good Transport Links to Lincoln and Newark
- Modern Shower Room
- Central Heating
- Band A Council Tax
- Modern Fitted Kitchen
- Gas, Electricity, Water and Internet included
- On Street Parking
- PVCu Double Glazing

Rights & restrictions
Together with a right of way over the other moiety of the said passage or way for the Purchaser his servants workmen and others Subject to a right of way over the Southern moiety thereof for all purposes for the owners and occupiers for the time being of the four messuages Numbers 245, 247, 253 and 255 High Street aforesaid their servants workmen agents and others And subject also to a similar right of way for the owners and occupiers of Numbers 253 and 255 High Street aforesaid over and along a path running North and South across the gardens of the two messuages hereby conveyed and leading from the said passage to the rear of Numbers 253 and 255 High Street aforesaid the owners for the time being entitled to use the said passage each paying a rateable portion of the cost of keeping the same in repair."

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>



An open plan first floor apartment with modern fitted kitchen, including oven, hob and extractor hood. There is a good sized bedroom, and a contemporary shower room.

The rent includes gas, electricity, water and internet (fair usage policy applies). On street parking in close area.

The property is accessed via a well lit shared entry passageway.

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

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

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/>.

Council Tax & TV licence are not included in the rent.

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.

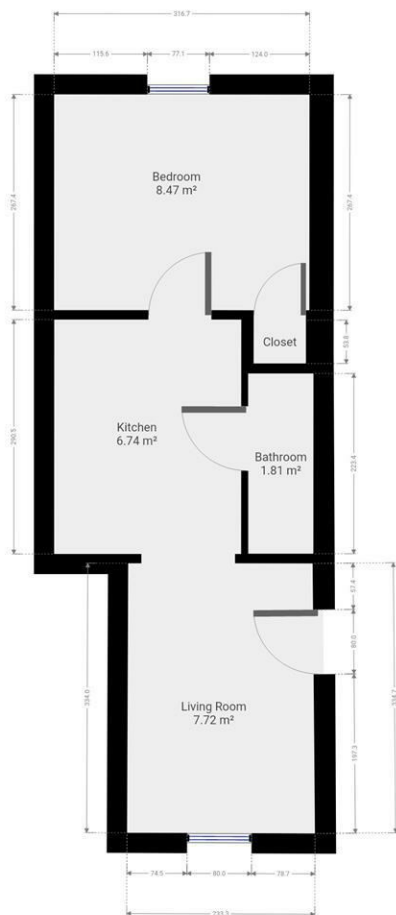
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Terms and conditions apply. Contact the office for more information.





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.

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