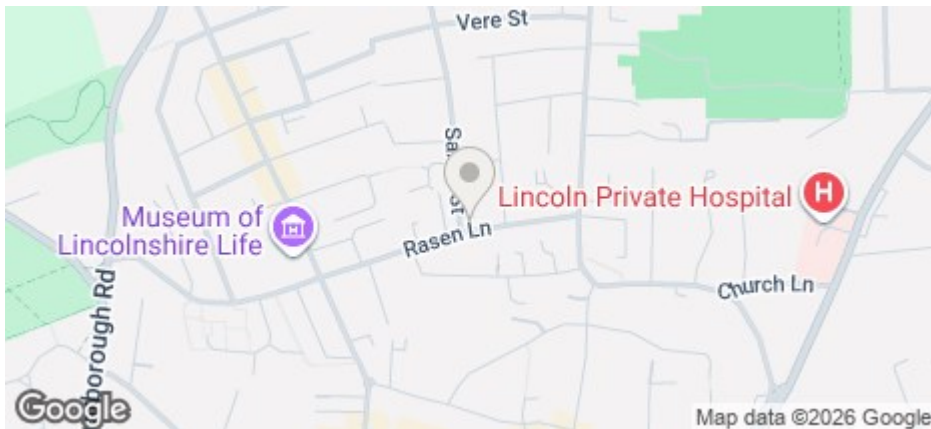




Studio 2 36 Rasen Lane, Lincoln, LN1 3EY

£199 Per Week

COUNCIL TAX BAND: C

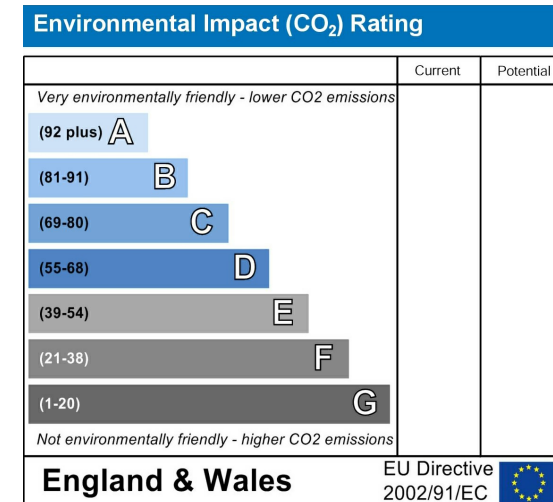
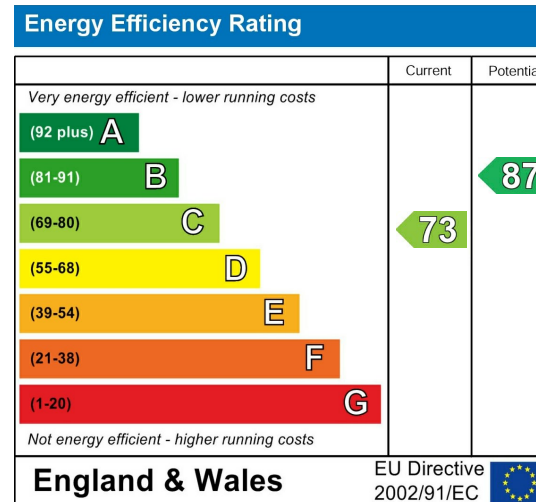


- AVAILABLE 04 AUGUST 2026
- AVAILABLE TO ALL APPLICANTS (STUDENTS AND NON STUDENTS)
- RENT INCLUDES UTILITY BILLS, COUNCIL TAX AND INTERNET
- RASEN LANE LN1 - UPHILL
- NO PARKING RESTRICTIONS

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>



NO PARKING RESTRICTIONS

KEY FINANCIAL INFORMATION:

The rent for this studio is £198.61 pw (£860.64 pcm). The rent includes all Utility Bills, Council Tax and Fibre Internet. The rent is based on a letting to a single person who is not a full time student. A reduction of £6.61 pw (£28.64 pcm) will be given to a full time student. A tenancy deposit is not required. Payment of the first calendar months rent in advance is usually required before moving into the studio although the landlord may agree to accept all (or part) of the first calendar months rent in line with student finance.

OTHER INFORMATION:

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

Private en-suite with shower, basin and WC.

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

In addition to their private studio facilities, residents have use of a communal kitchen (with an oven and hob) and a communal laundry facility (with two washers and separate dryer). These facilities are shared with ONLY two other studios in the development.

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

Studio specific WiFi access point and wired internet point.

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

Covered bike storage is available at this location (subject to availability at time of use).

Additional separate allocated storage is available at this location.

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
- Unrestricted parking (subject to availability)
- Bike storage (subject to availability)
- Property operated and managed by Bond Housing Group

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/>.

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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