



Apartment 2, Studio 2 71 Rasen Lane, Lincoln, LN1 3EZ

£197 Per Week

COUNCIL TAX BAND:



- SUITABLE FOR PROFESSIONALS AND STUDENTS
- PARKING PERMIT GUARANTEED
- Private en-suite with shower, basin and WC.
- BILLS INCLUSIVE RENT*
- FULL KITCHEN WITH OWN WASHING MACHINE
- Available for 26/27

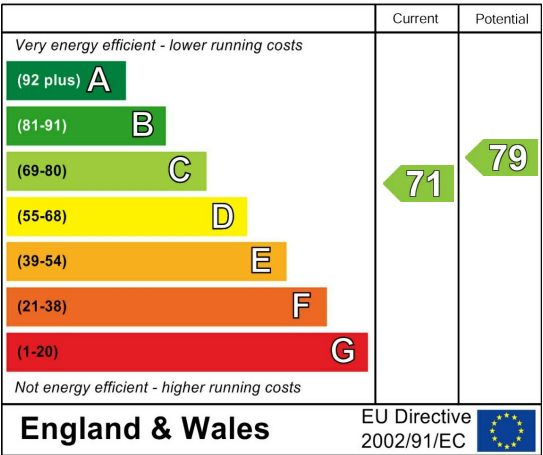
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

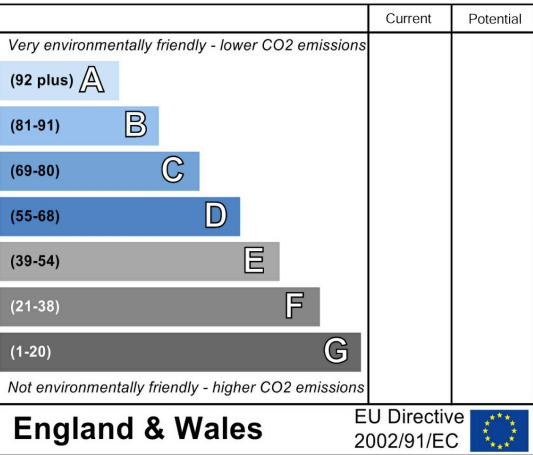
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

The studio also comes with a guaranteed on street resident parking permit for Uphill which is included in the rent.

Private en-suite with shower, basin and WC.

Private separate kitchen with own microwave, fridge freezer, kettle, toaster and sink.

Own washing machine.

Access to additional communal facilities shared with only one other studio in the development.

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

Permit parking on the street is available at this location.

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

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.
- 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 kitchen.
- Parking (permit guaranteed) and bike storage (subject to availability).
- Property operated and managed by Bond Housing Group.

We are sorry that due to regulations, we cannot accept any couples at this specific property

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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*Bills Inclusive Rent for this studio:

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 studio:

Band: N/A

The Rent quoted EXCLUDES Council Tax. A contribution towards Council Tax of £6.50 per week / £28.18 per calendar month may be added to the Rent by the landlord if the tenant is not a student.

Parking for this studio:

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

The studio is in a controlled parking zone and benefits from having a guaranteed on street parking permit. Parking Information is supplied in the main advert wording and will be confirmed before any viewing and reconfirmed before tenants make any commitment to 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.



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