

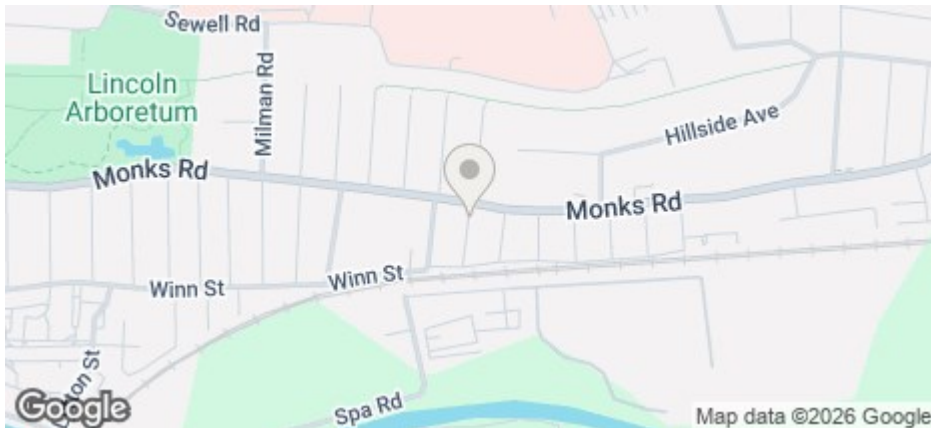


£650 Per Month

COUNCIL TAX BAND: A



## FF Flat, 20 Walmer Street, Lincoln, Lincs, LN2 5NJ



- One-bedroom first-floor flat
- Located in the popular Monks Road area of Lincoln
- Bathroom with shower over bath
- Convenient access to Lincoln city centre
- Council Tax Band A
- Open plan lounge/kitchen
- Unfurnished
- Good access to Lincoln County Hospital and local shops and amenities
- Gas Central Heating

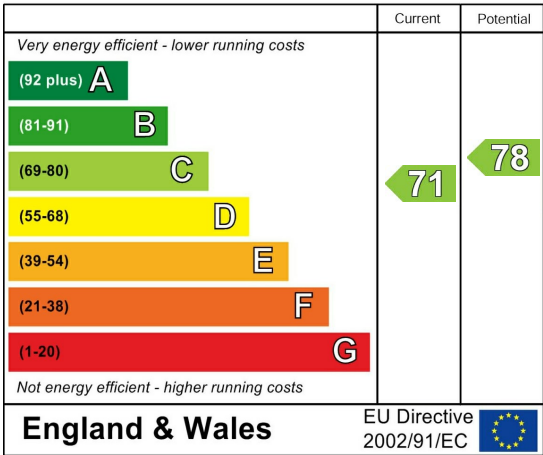
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

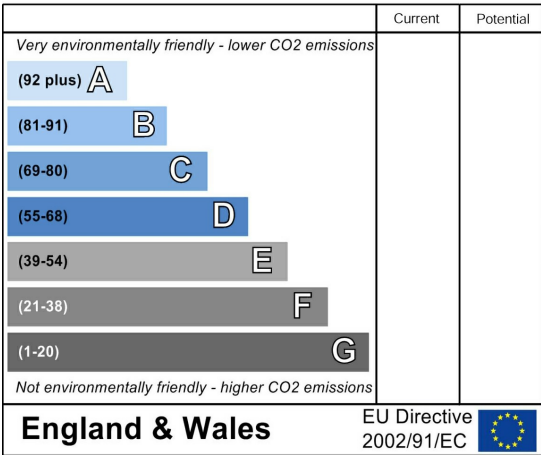
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



A good sized one bedroom first floor flat, TO LET, located on Walmer Street. The accommodation on offer comprises of stairs leading to the first floor with double bedroom to the front of the property and the open plan kitchen/lounge to the rear of the property. The bathroom features bath with over bath shower.

Available on an unfurnished basis with up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

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

WhatsApp - 07983 819835

Call - 01522 802020

Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

**\*\*Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move\*\***

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/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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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