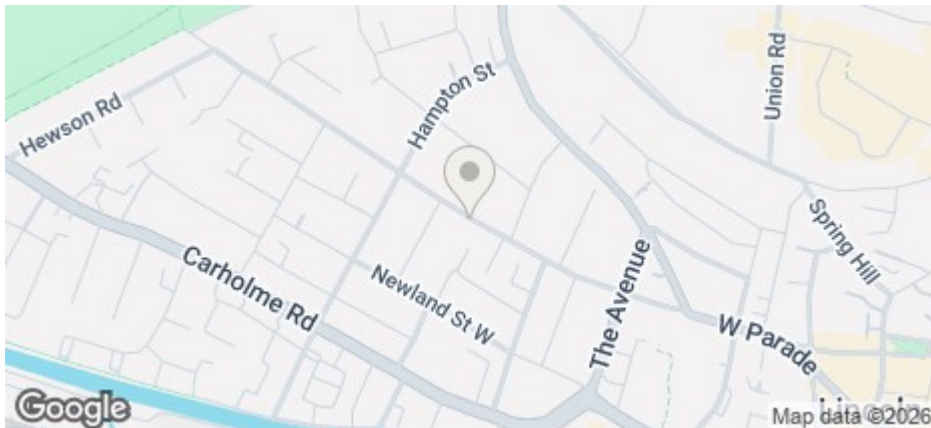




## Studio 7 144 West Parade, Lincoln, LN1 1LF

£178 Per Week

COUNCIL TAX BAND: C

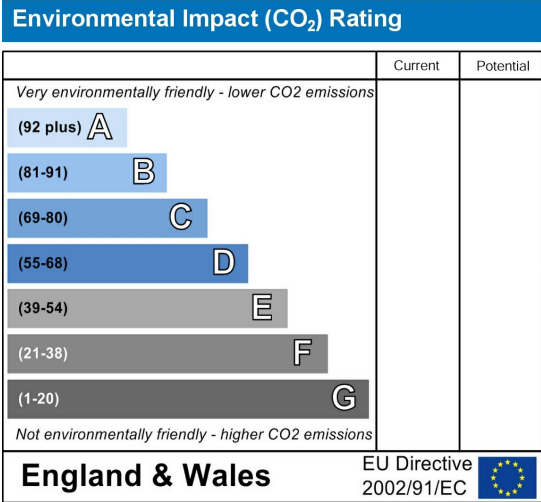
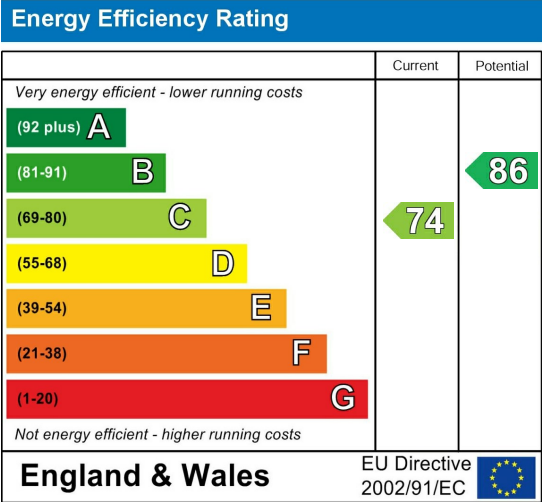


- RENT INCLUDES UTILITY BILLS, COUNCIL TAX AND INTERNET
- AVAILABLE IMMEDIATELY
- AVAILABLE TO ALL APPLICANTS (STUDENTS AND NON STUDENTS)
- Private en-suite
- Private food preparation area with own microwave, fridge freezer, kettle and toaster.

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>



#### KEY FINANCIAL INFORMATION:

The rent for this studio is £177.67 pw (£769.90 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 £5.67 pw (£24.57 pcm) will be given to a full time student. A tenancy deposit is not required. Payment of the first calendar month's 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 month's rent in line with student finance.

#### OTHER INFORMATION:

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

Bond Housing Group operated and managed boutique en-suite Entry Level Studio in prime West End location offered on a bills inclusive basis.

Private en-suite with shower, basin and WC.

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 one other studio in the development.

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

Parking may be available at this location (subject to availability at time of booking the studio).

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

Additional separate allocated storage space is available at this location.

A communal garden 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
- Parking and 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](mailto:info@cloudlettings.co.uk)

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

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/>.

Advertised rent for this studio:

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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