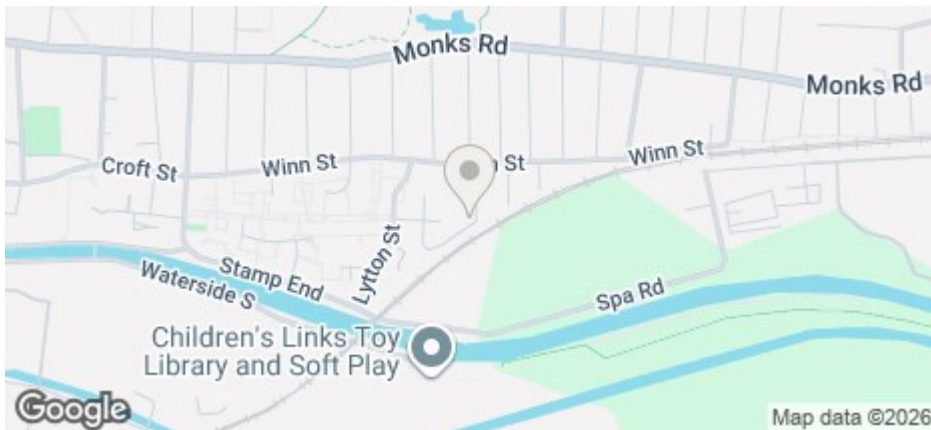




42f Winn Street, Lincoln, Lincs, LN2 5EU

£595 PCM

COUNCIL TAX BAND: A

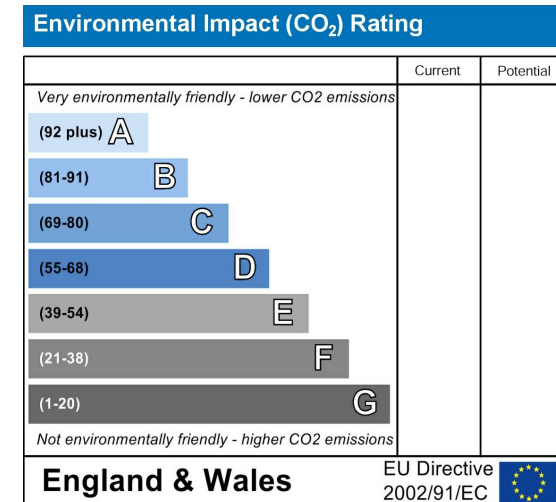
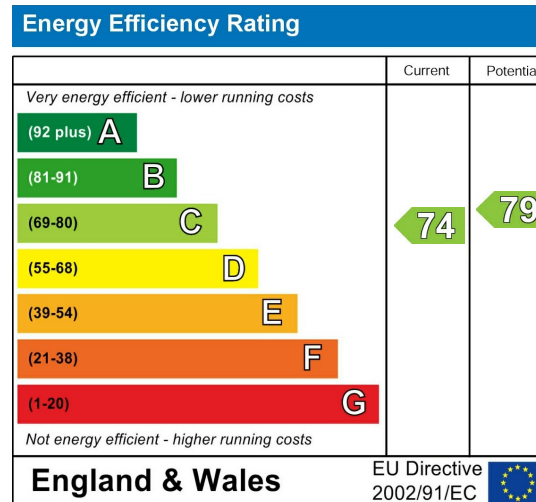


- First Floor Apartment spread over two floors
- Electric Storage Heating
- One Bedroom
- Close to Lincoln Hospital
- Council Tax Band A
- Modern Shower Room
- Fully Fitted Kitchen
- Excellent City Location
- Permit parking available for a fee

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>



The property is accessed via a communal stairway, with the flat entrance on the first floor of the building. The flat internally comprises of entrance hall & the shower room, then stairs and landing leading to the good sized bedroom, open plan lounge and fully fitted kitchen.

The property benefits from a modern kitchen, and electric storage heating throughout.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

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.

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.

Utilities:

Water rates are included in the rent

Electricity, gas (if applicable), internet, Council Tax and TV licence are not included
A £20 per calendar month rent reduction will be applied to reflect that the communal lighting is supplied via the property's electricity

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.

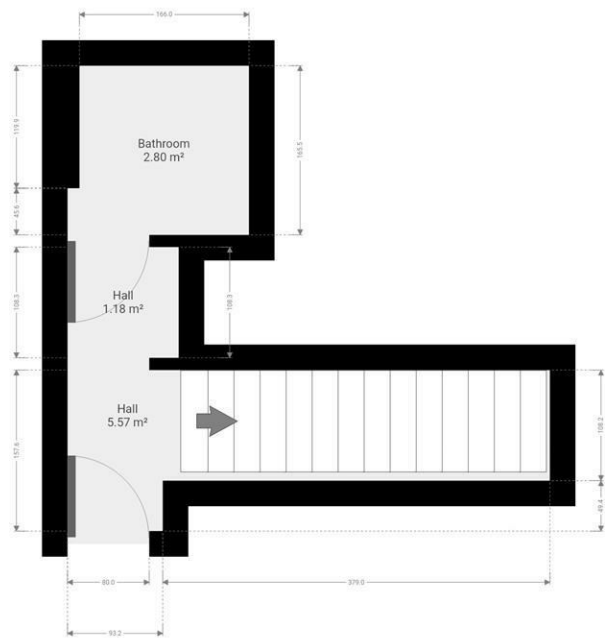
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<http://www.cloudlettings.co.uk/about>

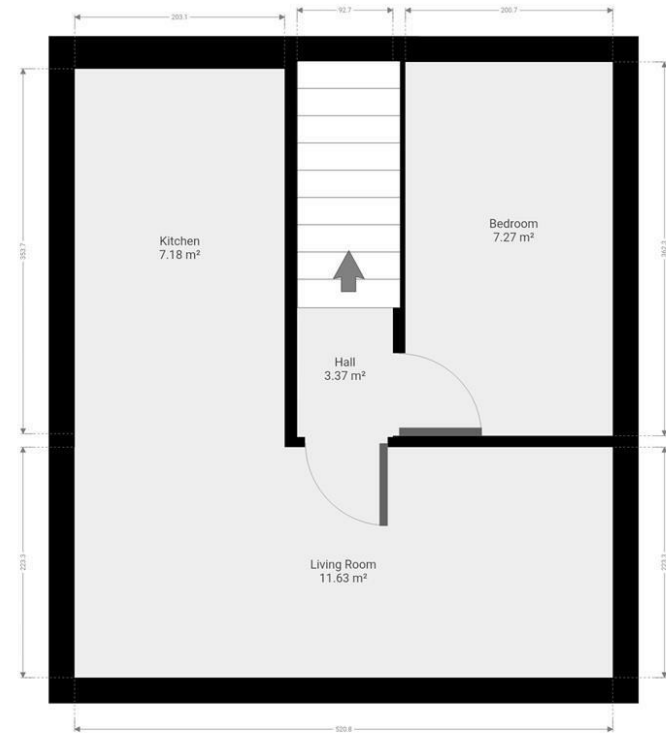
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Terms and conditions apply. Contact the office for more information.





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.



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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