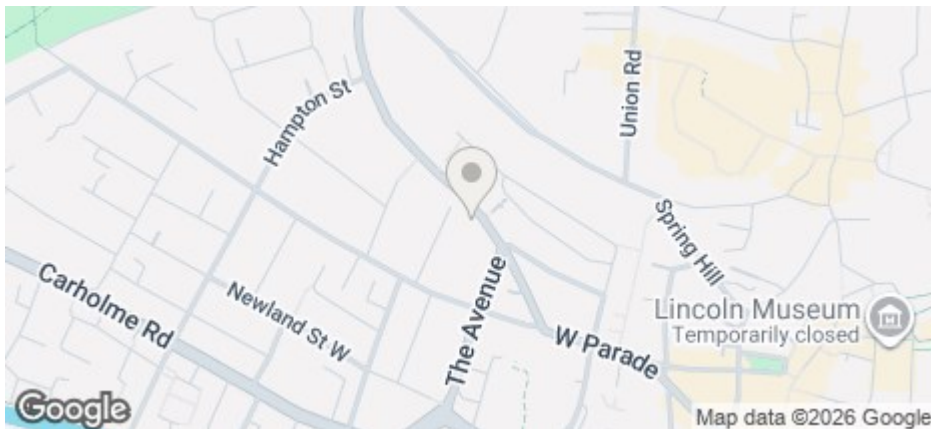




Studio 12, 126 Yarborough Road, Lincoln, LN1 1HP

£207 Per Month

COUNCIL TAX BAND:
New Build

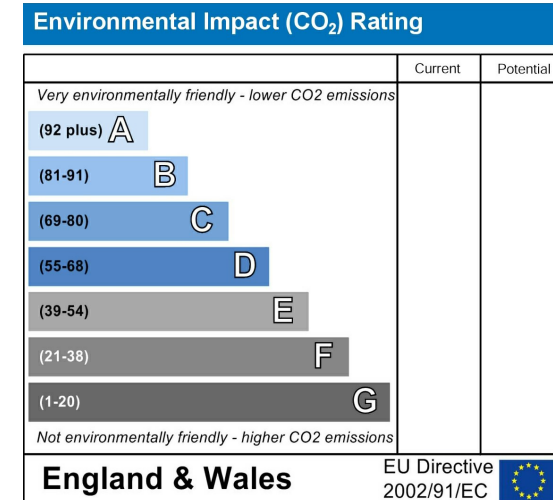
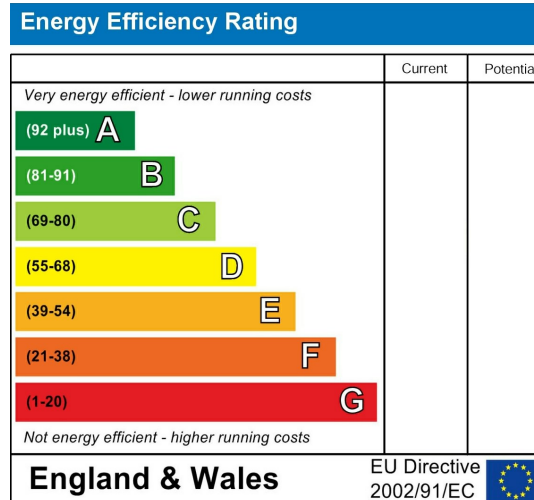
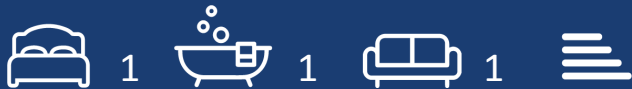


- FULL KITCHEN
- OWN WASHING MACHINE
- PRIVATE ON SITE PARKING SPACE
- AVAILABLE 04 AUGUST 2026

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 £206.55 pw (£895.05 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 £4.55 pw (£19.71 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 Living operated and managed boutique en-suite Premium Studio on the West End/Uphill border, offered on a bills inclusive basis.

Private en-suite with shower, basin and WC.

Private kitchen area with oven, hob, microwave, fridge freezer, kettle, toaster and sink.

Own washing machine.

Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with low level seating. For resident comfort, multiple lighting options are available in each studio.

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

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

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 kitchen
- Parking and bike storage (subject to availability)
- Property operated and managed by Bond Living, part of 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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Advertised rent for this studio:

The advertised rent is £206.55 pw (£895.05 pcm).

The advertised rent is based on a letting to a single person who is not a full time student.

The advertised rent includes standing, fixed and usage charges for Utility Bills (Water, Sewerage, Gas and Electricity), Council Tax and Fibre Internet.

The advertised rent includes the use of laundry facilities (including washers and dryers) and the cost of a parking permit (where parking is included in the

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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