



Room 2, 126A Yarborough Road, Lincoln, LN1 1HP

£167 Per Week

COUNCIL TAX BAND: A



- SUITABLE FOR PROFESSIONALS AND STUDENTS
- PRIVATE GARDEN
- Available for 26/27

- BILLS INCLUSIVE RENT*
- Fully managed property with no deposit to pay and no fees.

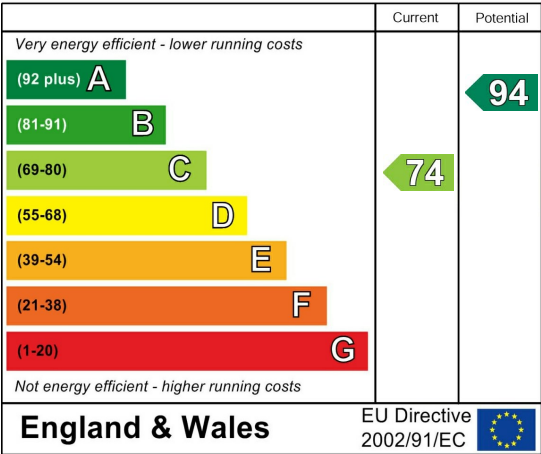
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

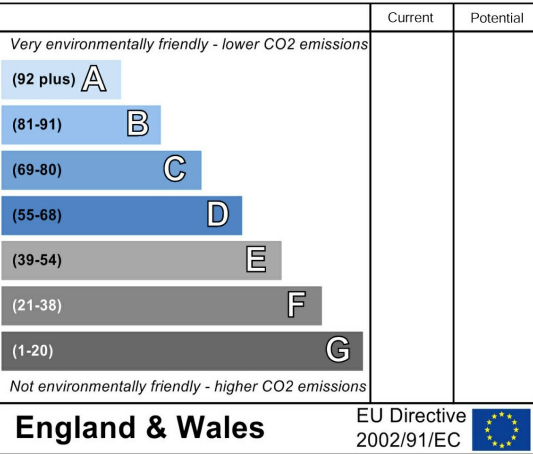
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Private en-suite with shower, basin and WC.

Private food preparation area with own microwave, fridge, kettle and toaster.

Access to a communal kitchen (with an oven and hob) and to communal laundry facilities (with a washer and separate dryer) shared with only one other studio in the development.

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

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

This is a unique property, comprising just two studios, and benefiting from being set considerably far back from the road, and with views directly over the West Common.

The studio benefits from access to a gated private garden.

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 food preparation area.
- 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 £8.69 per week / £37.65 per calendar month may be added to the rent by the landlord if the tenant is not a student.

Parking for this studio:

On site parking is not available - it may be possible to reserve off site parking (10 mins walk) with this studio subject to availability.

Property Type and construction type:

Ground floor 10.71m2 studio with access to additional communal facilities in a modern single storey building of standard construction. The landlord has all the required documents and certificates which make the letting of the property lawful.

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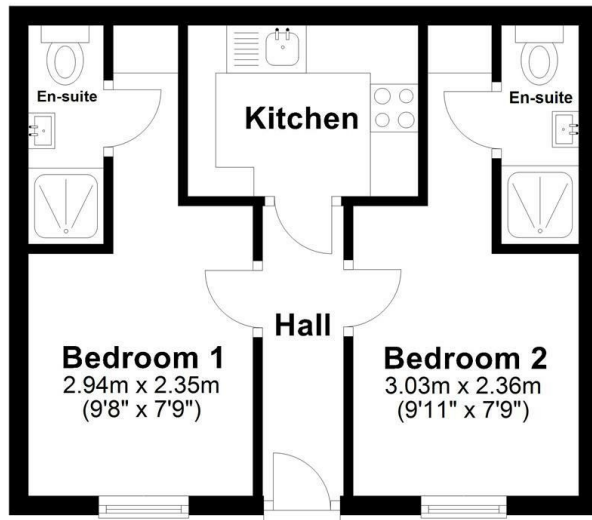
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Terms and conditions apply. Contact the office for more information.



Ground Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.

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